

STAR VALLEY HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

DATE: July 19, 2007
TIME: 6:30 p.m.
PLACE: Santa Cruz Lutheran Church

ROLL CALL: James Cooley
Polly Bradway
Jill Chamberlain
Jimmie Williamson

Members Absent: Devon Vaughn

MANAGEMENT: Cindy Borquez, Community Association Manager

CALL TO ORDER:

The meeting was called to order at 6:30 PM, by the Association President, James Cooley.

QUORUM

A quorum was established to conduct an official meeting.

APPROVAL OF MINUTES

MOTION: To approve the minutes of the June 21, 2007 Board of Directors Meeting, as corrected. Motion was seconded and passed unanimously.

MOTION: To approve the minutes of the June 21, 2007 Executive Session Meeting, as written. Motion was seconded and passed unanimously.

OFFICER REPORTS:

- President

- Mr. Cooley stated the paint committee had a meeting to complete the color schemes for the paint books and that he appreciates all the work that Mrs. Bradway and Mrs. Vaughn have done in that effort. He feels that the book is an asset to the Community.
- The *Design Guidelines* are in the process of being reformatted to make them easier to understand and follow after numerous previous changes. Reformatting will ensure that information on specific topics is kept together.

- Treasurer

- Ms. Chamberlain read aloud the balances of the Association's accounts.

| Balance as of June 2007 | |
|-------------------------|-------------|
| Operating Balance | \$4,956.61 |
| Reserve Balance | \$24,012.68 |
| Delinquent Fees | \$2,207.49 |
| Prepaid Fees | \$4,583.69 |

- She reported that currently the Association is over budget year to date by \$1,839.00. This is mostly due to D&O Insurance and irrigation repairs. It also is due to ongoing expenses that are higher than budget such as the

- landscape contract and administrative expense categories.
- If the Association progresses at this rate she estimates that by the end of the year they it will be \$5,200.00, or 22%, over budget.
- These amounts do not include any additional funds for basin repair, production and mailing of revised *Design Guidelines* or rewards and recognitions.
- She feels that the financial situation should be analyzed and corrective measures be taken.
- The Governing Documents limit to 6% for increasing the dues, she feels that raising the dues should be discussed.
- Mrs. Borquez will begin working on the 2008 budget next week.

MANAGER'S REPORT

Mrs. Borquez provided a report to the Board prior to the meeting.

- She is in the process of doing delinquency letters.
- She will attempt to gather additional bids for the renovations to the retention basin.

COMMITTEE REPORTS:

- **Welcome Committee** –Richard Curtin
In the future, Mrs. Borquez will include a check to Mr. Curtin along with the new owner information that is sent to him.
- **Neighborhood Watch** – Beverley Anderson
Mrs. Anderson sent in a written report, Mr. Williamson read it aloud.
Mrs. Anderson has set the first meeting for August 6th at 7:00 PM at the home of Gene and Beverley Anderson, 7245 West Moon Mist Place. Their telephone number is 578-3281. Mr. Williamson will discuss with Mrs. Anderson about a possible flyer announcement for the Community.
- **ACC** – Jim Williamson, Rich Hildman, Raymond Perry

| Lot # | REQUEST | DISPOSITION | COMMENTS |
|-------|----------------------------|-------------|---|
| 38 | Mailbox | Denied | Does not conform with guidelines in CC&R Section 10.15 |
| 49 | Interior wall improvements | Approved | Improvements requested are entirely within the walled in area, no approval is required as long as plans are executed as submitted |
| 52 | Resin Shed | Denied | Not enough detail on the request to approve |
| 52 | Wooden Shed | Approved | |
| 73 | Window screens | Approved | |

- The ACC would like to amend the section regarding sheds to include resin sheds.
- Mrs. Borquez received a call from a potential home buyer. He indicated that the sale of the home was contingent on whether he would be allowed to build a two story guest house with an attached office and add on to the existing home. Mrs. Borquez informed him that homeowners are required to submit an Architectural Review Form to the ACC for approval. Mrs. Bradway stated that the current owner could submit the request for him. Mr. Williamson stated that in the future, if this were to happen again, the potential homeowner could be allowed to submit to the ACC themselves. Ms. Chamberlain stated that they could be directed to the website to review the guidelines.

HOMEOWNER INPUT:

- A homeowner noted that Trico is offering discounted trees again this year, and asked what the procedure is for putting in trees. It was noted that Trico only sells native trees, most of which are permissible in the community. The Board clarified that if the tree is to be planted in the front yard, then the homeowner must submit a request form to the ACC. If intent is to plant the trees in the back yard, behind the home, then ACC approval is not required.

OLD BUSINESS:

- **Retention Basins**
A quote was received from Santa Rita Landscape in the total of \$51,000.00 for the same items that AAA bid on. Mrs. Borquez will attempt to gather additional bids before a decision will be made.
- **Review of reformatted *Design Guidelines***
Mr. Williamson stated that reformatting is being done in an attempt to make it a user friendly document. He suggests the Board review the draft he submitted previously and compare it with the existing *Design Guidelines*. The intent is to condense the existing information into one, easy to use, document. Discussion ensued.

The Board agreed to have a special working meeting, or several meetings as needed, to go over the revised document.

Mrs. Borquez will verify the open meeting laws and inform the Board regarding the necessity of posting a meeting notice.

- **Paint Color books finalization**
The Base colors will remain the same as previously identified, however, committee consensus was that the pop outs and fascia colors are interchangeable within a specific color scheme, as provided in the revised book. Some verbiage was changed so as to make it clear to the homeowners what their options are in selecting colors.

Ms. Chamberlain suggested putting both paint documents as an attachment to the revised *Design Guidelines*. Mr. Williamson expressed the opinion that the exterior color information should be incorporated into the *Design Guidelines*. They agreed that the table should be included and the cover letter could be an attachment. Originally the intent was to include pictures on the web site that clarified the acceptable painting areas for each home model, however, the Board decided that it could be very difficult to get the colors to be accurately displayed. It was decided that the Board President will retain one of the books for discussion at meetings. All homeowners should go to Dunn Edwards or go to Cadden Management for other books.

Mr. Williamson expressed that a book is not really necessary if the document is included in the *Design Guidelines*.

MOTION: To approve the revised paint colors as specified and include the information in the *Design Guidelines*. The table of paint colors will be considered an appendix to the guidelines. Motion was seconded and passed unanimously.

Mrs. Bradway will send a copy of the approved color choice information to all the board members and Mrs. Borquez, and will ask Mrs. Vaughn to include the information in the newsletter.

NEW BUSINESS:

➤ **Basin Issues**

Mrs. Bradway called the County and talked to Mike Cabrera about abandoning the basin. He told her that the Association can go through the study that will determine if it can be abandoned, however, his engineers said it would likely cost thousands of dollars for such a study. If the study shows that the basin can be abandoned, as the owners we would still have to be sure to direct the drainage appropriately. The only other option would be to approach the developer, Cesare, to see if we could deed it back to him. If we go through the survey and find out that we can't abandon it then we have spent the money and still have the basin.

Mrs. Bradway stated that it sounds like a great deal of work and a lot of money is involved. Mr. Cabrera told her that it was possible to turn it into a park, however the insurance and liability would go up in that case. He stated that the County has to put a lot of work into the park across the street. Besides that when it rains, someone has to go out and post signs asking people to not enter it while it was raining, for fear it might flood.

Mr. Curtin suggested just putting in a ramada for specific gatherings.

Mrs. Bradway feels that the liability would still be an issue because you would be encouraging people to gather there.

Mrs. Borquez stated that the No Trespassing signs should be installed soon.

Mr. Williamson has purchased a lock for the basin; he will submit the receipt to Mrs. Borquez for reimbursement.

Mrs. Borquez stated that another Association she manages begins their meeting with homeowner input, *prior* to the meeting being called to order. Any discussion that needs to be held on the homeowner input is then put on the agenda for the next meeting.

Mrs. Bradway agreed that this is a good idea, she also suggested that the rules of the meeting should be listed in the newsletter.

MOTION: To approve moving homeowner input prior to calling the meeting to order.
Motion was seconded and passed unanimously.



➤ **Draft of Meeting Minutes**

Mrs. Borquez will send the draft minutes to all the Board members, any changes they have can be sent to Mrs. Vaughn for final corrections.

➤ **Dumpsters**

Mr. Cooley feels that the dumpsters that were discussed a couple of meetings prior should maybe wait until sometime in September. Mrs. Borquez will contact Pima Waste, Saguaro and Waste Management for the price and time periods. She will also ask them about locking dumpsters and what happens if someone puts hazardous material or refrigerators in them.

➤ **Gazebos**

Mrs. Borquez stated that a homeowner contacted her about the discrepancy regarding gazebos in the newsletter because it was contradictory to what is the *Design Guidelines*. Discussion ensued and differences of opinion expressed. Mrs. Bradway does not agree with requiring a pre approval of only certain types of gazebos if it does not pertain to all gazebos. If you make a change to any document and approve it then it must be mailed out

to all the homeowners.

FUTURE ACTION ITEMS:

- Budget discussion

NEXT MEETING:

The next meeting will be held August 16, 2007 at 6:30 PM at the Santa Cruz Lutheran Church.

ADJOURNMENT

MOTION: To adjourn the meeting at 8:00 PM. Motion was seconded and passed unanimously.

Shouldn't this be a separate document like it usually is?

Exec 8:06

Lot 123 Re. follow-up to prior violation

The Paul's did not appear and did not follow-up the request, made at the previous session, to submit plans for modifying the metal shed to bring it into compliance.

MOTION: To send a letter to the Paul's stating that if the shed is still on the property, since they have not submitted the requested information, fines will be applicable, beginning tomorrow --the next scheduled site tour. Motion was seconded and passed unanimously.

Lot 52 Re: Inoperable cars on jacks in driveway:

The car was seen to have wheels on at one point. The homeowner had received notification of the \$50.00 fine. But the car is now back on jacks so be more fines will be accrued. Ms. Borquez will send the homeowners a bill for the full amount that they now owe. Reportedly, flood lights are still being used to work on the car; Mrs. Bradway will send a picture showing the offending flood lights on, with a time stamp, to Ms. Borquez. The homeowner story to Mrs. Borquez is that her husband will be driving that car, then she will fly up to meet him to pick up their son and then drive back. Then they will be cleaning out the garage **presumably to store the cars?**

Adjourn 8:15