

**STAR VALLEY HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES**

DATE: March 14th, 2013
TIME: 6:30 p.m.
PLACE: Ryan Airfield Conference Room in the Tucson Airport Authority Building

CALLED TO ORDER: 6:33 PM

Roll Call:

Present:

Dave Blankenbaker - President
Dan Harper – Vice President
Marc Borom – Secretary
Ozzie Nelson – Treasurer
Vacant – Director at Large

Absent:

Management: Kathy Thygersen, Community Association Manager
Chastity Crawford, Minute Taker
Kimberly Lax, Cadden Community Management

Quorum: Quorum is met with four (4) Members present

Minutes: **MOTION** by Dr. Borom to approve the January 10th, 2013 Board of Directors Meeting Minutes
SECONDED by Mr. Blankenbaker
PASSED unanimously

Business: Acknowledgement of In Lieu Motions; see attachment. Motions were read aloud.

ADJOURNMENT:

MOTION by Mr. Blankenbaker to Adjourn at 6:37 PM
SECONDED by Mr. Harper
PASSED unanimously

Here are two In lieu votes to be included in the Board Packet for the Board meeting prior to the Annual Meeting on March 14th, 2013.

#1 Motion:

The monthly cost of ride-around home inspections, whether conducted by an independent contractor or Cadden Management, shall be limited to \$100 unless approved otherwise by the Board of Directors.

<u>Director</u>	<u>Date Approved</u>
Dave Blankenbaker	<u>01/11/2013</u>
Dan Harper	<u>01/11/2013</u>
Marc Borom	<u>01/11/2013</u>
Ozzie Nelson	<u>01/12/2013</u>

Here is the solution to our dilemma regarding granting of a 40-foot drainage easement to PCRFCF. It requires neither approval of the homeowners nor approval of Cesare. Brilliant!!

Section 5.3.1 states ...the Association shall have the right at all times to grant easements over the Common Area for the purpose of....c) ...drainage easements.

#2 MOTION:

The Board shall grant a 40-foot drainage easement along the entire length of the western boundary of Lot 151 to Pima County Regional Flood Control District to PCRFCF in order for them to extend their channel through our designated basin area. This simply redefines the maintenance responsibility of sections of the basin lot without limiting or changing the floodwater detention characteristics of Lot 151.

<u>Director</u>	<u>Date Approved</u>
Dave Blankenbaker	<u>01/11/2013</u>
Dan Harper	<u>01/11/2013</u>
Marc Borom	<u>01/11/2013</u>
Ozzie Nelson	<u>01/12/2013</u>

Star Valley Village HOA

Submitted 02/28/2013

Action In Lieu – Issue \$25.00 - 2nd Quarter Credit

MOTION: Apply, as in the first quarter of 2013, a \$25 credit on the assessment invoice for all members in good standing. The credit is to be shown on the invoice statement as "Board Approved Credit".

Approval of the above In-Lieu

<u>Director</u>	<u>Date Approved</u>
Dave Blankenbaker	<u>02/28/2013</u>
Dan Harper	<u>03/7/2013</u>
Marc Borom	<u>02/28/2013</u>
Ozzie Nelson	<u>03/7/2013</u>

Action approved on 3/7/13