

Star Valley Estates

Homeowners Association

2019

Association Contact Information

Star Valley Estates HOA
c/o Platinum Management,
Inc.
PO Box 14198
Tucson, AZ 85732

We are located at 7225 E.
Broadway Blvd., Suite 140,
Tucson, AZ 85710

(P) 520-623-2324

(F) 520-722-5039

You can contact Platinum
Management in case of an
after hours emergency at:

(520) 205-2285

Your Board of Directors

Dan Pritchard

President

Bibiana Law

Vice President

Russell Fix

Secretary/ARF Chair

Janita Zimmerman

Treasurer

Nathan Grove

Director at Large

PMI Team

Jesica Woods

Association Manager

jesica@platinumonline.org

Kaylynn Rankin

Assistant Association Manager

Kaylynn@platinumonline.org

Sarah Brady

Chief Financial Officer

sarah@platinumonline.org

Damon Philpot

Accounting Assistant

damon@platinumonline.org

Parking Reminder

Section 10.10.1 General Rule: "Any and all motor vehicles not prohibited by the provisions hereof shall be stored in a carport or garage so as to conceal the same from view from adjoining property or from the street or public way, except that vehicles (other than recreational vehicles, commercial vehicles, motorhomes, campers, trailers, boats and similar vehicles, as provided below) may be parked upon the paved driveway surfaces of each lot when there is insufficient room within an enclosed garage. Parking on public or private streets within or adjacent to the properties is prohibited, except for guests and invitees during short visits, parties, and special occasions.

Section 10.10.2 Recreational and commercial Vehicles: Parking and/or storing of recreational vehicles, commercial vehicles, motorhomes, campers, trailers, boats and similar vehicles is prohibited on all portions of the properties and on any public streets adjacent thereto except within the confines of any enclosed structure which has been first approved by the architectural control committee, in its sole and absolute discretion. Such vehicles may be parked on the parking area of an owner's lot, but only for short periods of time solely for purposes of loading and unloading.

Quarterly Newsletter Editor Volunteer

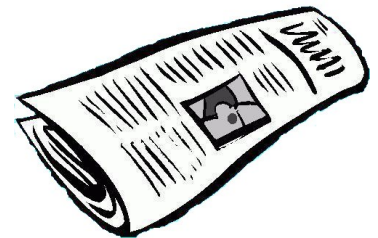
The Association is still looking for a volunteer to be an editor of the Star Valley Estates newsletters. Should you be interested, please contact Jesica Woods or Kaylynn Rankin at Platinum Management or you may reach out to the Board directly at board@starvalleyestates.org.

Additionally, should you have any topics that you wish to be included in the newsletter please feel free to reach out to us, it is very important to us that homeowners are heard. Thank you all!

Platinum Management: 520-623-2324

Jesica: jesica@platinumonline.org

Kaylynn: kaylynn@platinumonline.org



Upcoming Annual Board Meeting

March 14, 2019 at 6:00 P M at Mount Zion Lutheran Church

4520 W Ajo Way, Tucson AZ 85746

A copy of the agenda and ballots will be made available at the meeting

Draft Meeting Minutes

DATE: December 1, 2018
TIME: 1:00 P.M.-3:00 P.M.
LOCATION: Mission Library 3770 S. Mission Road

Call to Order: 1:05 PM by Dan Pritchard

Verification of Quorum

Quorum was verified with 5 of 5 Board members present.

BOARD OF DIRECTORS ROLL CALL:

PRESENT:

Daniel Pritchard, President
Bibiana Law, Vice-president
Russell Fix, Secretary
Janita Zimmerman, Treasurer
Nathan Grove, Director at Large



III Community Input

- Dan Pritchard opened the meeting by allowing homeowners to speak. 10 Members of community present
- **Streets** – When will they be repaired? Neighboring community is being repaired, when is that going to be done in our neighborhood?
Board Comments - Janita is communicating with Pima County and suggests other do as well to attempt to get this date moved up. Current plan is to be completed in 2023. Various community members commented about sand on roadways and drainage issues. Neighboring community roads had not failed, which is the reason for the quick fix repair in that community.
- **Wall Height** – Design guidelines allow for 7' from grade, change back to 6'.
Board Comments - None
- **Walls** – Member of community noticed what appears to be trash or debris on top of walls
Board Comments - None
- **Property Setbacks:** Member of community feels that board is not adhering to when approving ARC requests
Board Comments - None
- **Secondary Driveway** – Should not be allowed as it makes the area look like a parking lot
Board Comments – Dan commented that the board does not regulate how many cars a person can park, if they are parked where and on what is approved by the design guidelines.
- **Website** – Not updated
Board Comments - Dan is currently working on uploading past documents and seeking a community volunteer to assist with website and newsletter.
- **Variances and Waivers** – Appears to be some confusion on when and why these are used Board Comments - None

Officers / Committee Report:

Presidents Report – More comments on streets.

Treasurers Report – Reviewed the current budget and potential shortages. Answered comments from community on accounting practices. It was also noted that previous insurance company stopped coverage for HOA's. New company identified, resulted in a cost increase. Cost of postage has gone up, so investigating ways to decrease mailings.

Architectural Committee Report – 6 requests received,

Streets – Discussed in length with community earlier in meeting

Nominating Committee – Two positions are up for re-election in March 2019. Dan will be acting as the board member required for nominating committee. Seeking community volunteers to be part of the nominating committee.

Inactive Board Member – Dan mentioned the rules should be updated to state “if a board member fails to appear at 2 consecutive meetings, without prior notification, they will be removed from the position, but will remain as a member of the board”. No motion, vote or action was taken towards this agenda item.

Website – Discussed in length with community earlier

Budget Increase – To address the potential budget shortfalls for 2019, several areas for decreasing cost were discussed.

Increase Yearly Assessments

6% is permitted by majority board vote, anything greater must be voted on by community

Motion was made by Dan to increase yearly assessment by 4%, effective the second quarter of 2019.

Vote was taken with 4 for, 1 against.

Eliminate Platinum Managements requirement for representation during Quarterly board meetings.

Motion was made by Dan to eliminate Platinum Managements requirement for representation during Quarterly board meetings

Vote was taken with 5 for, 0 against

Reduce Platinum Management biweekly community inspections.

Biweekly, every three weeks, monthly, etc.

Current contract is up for renewal in first quarter of 2019. The board will review costs and schedules at that time.

Paint Audit – Peeling, fading and disrepair of mailbox's and house facia (wood trim) was discussed.

Ideas for how to effectively communicate to homeowners was discussed. It was noted that in the CCR's, section 3.1 requires homeowners to maintain the exterior of the residence. Additional discussions need to be held to determine what constitutes a violation and the timeframes associated with repair, due to weather restrictions for paint. It was mentioned by Janita that neighboring communities have up to a year to comply, due to the weather restrictions.

Next Meeting

Quarterly Meeting – (tentative and only if required)

February 16th, 2019

1 p.m.

Mission Library, 3770 S Mission Rd, Tucson, AZ 85713

Annual Meeting

March 21st, 2019

6 p.m.

Mount Zion Lutheran Church, 4520 W Ajo Way, Tucson, AZ,
85746

Adjournment

Time – 2:50 p.m.

