

December 1, 2018

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

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

I. Call to Order: 1:05 PM by Dan Pritchard

II. 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
- B. 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,
- C. Streets** – Discussed in length with community earlier in meeting
- D. 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.
- E. 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.
- F. Website** – Discussed in length with community earlier
- G. Budget Increase** – To address the potential budget shortfalls for 2019, several areas for decreasing cost were discussed.
- **Increase Yearly Assessments**
 - i. 6% is permitted by majority board vote, anything greater must be voted on by community
 - ii. **Motion was made by Dan to increase yearly assessment by 4%, effective the second quarter of 2019.**
 - iii. **Vote was taken with 4 for, 1 against.**
 - **Eliminate Platinum Managements** requirement for representation during Quarterly board meetings.
 - i. Motion was made by Dan to eliminate Platinum Managements requirement for representation during Quarterly board meetings
 - ii. Vote was taken with 5 for, 0 against

- **Reduce Platinum Management biweekly** community inspections.
 - i. Biweekly, every three weeks, monthly, etc.
 - ii. **Current contract is up for renewal in first quarter of 2019.** The board will review costs and schedules at that time.

H. 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.

I. Next Meeting

- **Annual Meeting**
 - i. March 14st, 2019
 - ii. 6 p.m.
 - iii. Mount Zion Lutheran Church, 4520 W Ajo Way, Tucson, AZ, 85746

J. Adjournment

- Time – 2:50 p.m.