

# Star Valley Estates

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## Homeowners Association

P.O. Box 14198 Tucson, AZ 85732 Phone: (520) 623-2324 Fax: (520) 722-5039

### Board of Directors Meeting

August 25, 2018 at 1:30 PM

Mission Branch Library- Conference Room- 3770 S. Mission Road

The Board of Directors meeting was held on Saturday, August 25, 2018. Board members present were Dan Pritchard, Bibiana Law, Janita Zimmerman, and Nathan Grove. Russel Fix was absent. Jessica Woods represented Platinum Management.

**I. Call to Order: 1:06 PM by Dan Pritchard**

**II. Verification of Quorum**

Quorum was verified with 4 of 5 Board members present.

**III. Community Input**

Dan Pritchard opened the meeting by allowing homeowners to speak.

Bonnie Dukes stated that the meeting minutes are not available to view on the Association's website and there is no link for this. The meeting notice on the website said that the meeting is at W. Ajo Way. Additionally, when the back button is pressed from the governing documents, this results in being redirected to a real estate link with multiple websites. Discussion ensued on this item.

Ozzie Nelson states that some of the Design Guidelines that did not make it to the document need to be posted to the Association's website.

The Board opened the floor to discuss chickens within the community and whether or not these should be allowed as pets. The Board voted as follows:

Nathan Grove- Against chickens  
Bibiana Law- For chickens  
Janita Zimmerman- Against chickens  
Dan Pritchard- Against chickens

With a vote of 3 against 1, the Board has decided that chickens are not recognized as a pet and they are not to be kept or bred on any lot within the community.

**IV. Newsletter**

On July 18<sup>th</sup> an assault was reported within the community. The Board would like something listed in the newsletter about knowing your neighbor to help ensure the safety and wellbeing of all residents within the community.

Dan is also soliciting help from the community to send ideas for the quarterly newsletters. Should you have any ideas, please contact Dan Pritchard or Jessica Woods.

**V. Web Page Help**

Dan is requesting help with the Association's webpage. Should anyone wish to be of assistance and has knowledge of website management, please contact the Board.

## VI. Officer/Committee Reports

- **Treasurer's Report-** The communities budget is right on target and the Association's accounts are in good standing. Dan explained that any homeowner who has a delinquent amount of at least \$100 will be sent directly to PB&J for collection. Janita mentioned that there is an account with \$17.40 left on it from an old homeowner. Dan made a motion to zero out the account. (Pritchard/Zimmerman, motion carried.)
- **Architectoral Committee Report-** Due to Russel's absence, a report was not provided. Nathan Grove wanted to know if the ARF committee follows up on approvals once completed. Ozzie stated that they have in the past depending on what was approved, such as building rear yard walls. Permission was granted to allow a homeowner to park on a gravel "driveway" that leads to the rear yard. The approval had to be retracted due to all members not agreeing on the approval and the request is not compliant with the Design Guidelines which states that secondary driveways must be made of concrete.
- **Rules & Reg Committee Report-** Ozzie informed Dan that they technically do not have an approved committee since there was no formal authorization. The members of the Rules and Reg Committee are Ozzie Nelson, Bonnie Dukes, Marc Borom and Russel Fix. Dan made a motion to allow the committee to review the documents and provide a draft of the changes to the Board before the next meeting to allow the Board time to review. (Pritchard/Law, motion carried.)

## VII. Review of Waivers

Jesica presented the waiver's found in homeowner's files, there were not many that were noted. A homeowner was provided permission to park a trailer outside of the rear yard wall behind the home, this home does not have neighbors behind them. Other waivers/variances provided were temporary and are not still in effect, aside from a storage pod that was allowed to be parked within the rear yard of a property while renovations are being performed to the home.

## VIII. Next Meeting

The next Board meeting will be held on Saturday, December 1<sup>st</sup> at 1:00pm.

## IX. Meeting Adjournment

With no further business to discuss the meeting was adjourned at 2:50 pm by Dan Pritchard.

Respectfully submitted,

Jesica Woods  
Association Manager  
For the Star Valley Estates Homeowners Association