

**STAR VALLEY HOMEOWNERS ASSOCIATION
SPECIAL BOARD OF DIRECTORS MEETING MINUTES
14 DEC 2021**

DATE: December 14, 2021

TIME: 6:00 PM

LOCATION: Via Zoom Teleconferencing, Hosted by Platinum Management. Inc.

BOARD OF DIRECTORS ROLL CALL:

Present:

Dan Pritchard, President

Tony Moreno, Secretary (only able to be present for the first vote on web design)

Jimmy Williamson, ACC Chair

Ray Marquez, Director at Large

Bibiana Law, Vice President

QUORUM: Quorum was met with the roll call and five (5) Directors present for the first discussion on web design administrator and four (4) Directors present for the remainder of the meeting.

The Meeting was called to order at 6:01 pm.

Special Business:

a. Web Design Administrator – Dan Pritchard resigned as being in charge of web design.

Dan served as a volunteer to manage the www.starvalleyestates.org website but resigned, and there are no other volunteers willing to do the work. Dan states that there are funds in the budget such as maintenance items (landscape services) that are never used, and can be used to pay for the web design to be charged to Platinum to manage the website.

Discussion: Tony stated that it is better to put Platinum on notice so they will manage the website and be paid for it. No other comments from others.

Motion: Dan makes a motion for Platinum to take over the web design administration for the year 2022 for \$40.00 setup fee and \$30/month. Motion seconded by Ray.

Vote: Four in Favor, Jim abstained, motion passed. Effective 1st of January 2022 when Platinum stated they could take it over.

b. 2022 Budget Approval

Dan provided details on the proposed 2022 budget as well as the balance sheet as of 10-31-21.

Discussion: Jim asked about the increase from Platinum, and Dan responded that Platinum did not increase the charges so there is no 3% increase on Platinum's fees. Jim asked about the last meeting in October where the budget was discussed. The board viewed the October minutes and Jim thought the 2022 budget was approved and needed to show an additional 3% increase for all categories to adjust for inflation. Dan stated the budget was not yet approved, but that the approvals were for items to be included in this next version which showed the additional web

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services and Zoom charges. The discussion ended in an agreement to modify the current budget approval to add the 3% inflation rate, and be voted upon.

Motion: Jim makes a motion for the 2022 budget to show an increase of all operating expenses by 3% and to add the domain web services to be handled by Platinum at \$30/month with a December total of \$416.75 to include the website costs, as well as Zoom account costs of \$149 annually. This supersedes the October 2021 budget motion. Ray seconded it.

Vote: Ray, Bibiana, and Jim voted yes. Dan voted no. Motion passed.

The Board went over the Excel budget sheets, including the maintenance items (landscape and other maintenance service of \$700 annually) that were never used.

Motion: Ray makes the motion to zero the maintenance costs so that the 2022 budget does not include these items. Jim seconded the motion.

Vote: All approved. Motion passed.

c. Zoom Cancellation.

In the past, Dan paid the \$149 annually for the Zoom service, then was reimbursed by Platinum. However, Dan cancelled the Zoom service as of Dec 16, 2021 due to since the next two meetings being coordinated with Platinum, and Platinum already offers the Zoom service. Therefore, the Zoom service is redundant.

Discussion. Jim stated concern that the HOA has to have Zoom available just in case we need a Zoom meeting and thought Dan overstepped. Ray asked why Zoom is needed if Platinum can handle the meetings, and asked if we could try with Platinum first then if that doesn't work, then get our own Zoom account. There are no issues obtaining a Zoom account anytime. No action was taken. This topic is tabled to a later discussion date.

d. Second Inspection in December

Platinum had requested if the second inspection in December on December 20th be cancelled due to sending violation letters during Christmas.

Discussion: Jim thinks it is unfair to some homeowners. Dan mentioned this has been done in the past during Christmas and also in the summer for weeds during the monsoon season.

Motion: Dan makes a motion to relieve Platinum from the second inspection in December, as requested by Platinum. Ray seconded the motion.

Vote: Ray, Bibiana, and Dan voted yes. Jim opposed. Motion passed.

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SPECIAL BOARD OF DIRECTORS MEETING MINUTES
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e. Lack of Cooperation within board “What to do?”.

Discussion: There was a discussion regarding a lack of cooperation within the HOA board with Jim and Dan having conflicts and Jim and Dan expressing their concerns. Nothing became of this discussion.

f. Community Input:

1. Jim asked if any accounts have been sent to collections. Dan stated 2 additional homeowners have been sent to collections. Dan stated the policy on sending accounts to collections was passed in an Executive meeting, and two homeowner accounts were sent to collections as administered by Platinum. Jim would like to put in the January 2022 agenda to discuss the blanket policy on sending accounts to collections passed in July 2021 Executive Meeting.

g. Meeting Adjourn. *Meeting adjourned at 7:31 PM.*

Motion: Dan makes a motion to adjourn the meeting. Motion is seconded by Bibiana.

Vote: All approved, meeting adjourned.

The next meeting was already scheduled for Thursday, January 20, 2022, 6 pm. Zoom Meeting, Meeting ID 816 1782 8806 Passcode SVEHOA