

**STAR VALLEY HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
20 APRIL 2023**

DATE: April 20, 2023

TIME: 6:00 PM

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

BOARD OF DIRECTORS ROLL CALL:

Present:

Ozzie Nelson-President
Ray Marquez-Vice President
Bonnie Dukes-Director at Large
Dan Pritchard-Treasurer
Bibiana Law-Secretary

1. QUORUM: Quorum was met with the roll call and five (5) Directors present.

- The Meeting was called to order at 6:05 pm.

2. Opening Comments by Ozzie Nelson

- Alex Newton, Platinum's SVEHOA's Site Manager gave notice and quit Platinum after the Annual Member's Meeting effective 31 March, 2023.
- Amanda Eubanks (Previous Site manager) is continuing as interim Association manager until a replacement can be found for Alex Newton
- This may be the last HOA meeting via Zoom. The objective is to have better homeowner participation, so plan is to have in-person meetings. The ideal site is the middle school at Valencia and Wade Rd, though cost maybe an issue (\$200) but will be considered.
- Agenda for today: Officer reports, election of new Officer positions, discuss results of recent site tours, including identifying lots for possible hearings, and discuss hearing & scheduling requirements for homeowners with infractions, discuss "Draft" Exterior Maintenance guidelines, including scheduling review for feedback with homeowners, discuss community-wide letter on Exterior Maintenance guidelines, discuss 2023 Budget approval with added Platinum Web Support, discuss hearing policy

3. Community Input:

- Dan mentioned in-person meetings had higher participation. Ozzie agreed, and board will attempt in-person meetings.

4. Officer Reports

a. President's Report

- Drafted agenda for today's board meeting

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- Wrote e-mail to Platinum With an “Opinionated Perspective for the Next Association Manager”, basically Ozzie stated his concern that our association was being used as a training ground for inexperienced site managers
- Reminded Platinum they are still accountable for the 23 March Annual Member Meeting minutes
- Asked the Board to conduct an independent site tour of four lots identified by Platinum for continuing parking infractions (to be discussed)

Motion: Ozzie makes a motion to accept the President's report. Dan seconded.

Vote: All in Favor, motion passed.

b. Treasurer’s Report

- Dan went over the financial report for 2/28/23. See attached. Dan also states there are accounts with a balance of over \$100 with arrears.

Motion: Ozzie makes a motion to accept the Treasurer's report. Ray seconded.

Vote: All in Favor, motion passed.

Motion: Bonnie makes a motion to approve that the accounts with over \$100 with arrears be sent to collections.

Discussion: Ray asks if a notice is given first to homeowners? Dan replies yes, Platinum in the past gives a 30 day notice. Bibiana states the \$100 must be assessment fees, and not fines, as late fees/fines add up very quickly and accounts go over \$100 within 4 months. Bonnie disagrees and says fines are fine because they make the homeowners move. Ray negotiates for either 2 assessments or \$200 total. Bibiana will agree to 3 assessments, but not two.

Motion: Ray makes a motion that once 3 assessments are overdue, Platinum will give notice to those homeowners via certified mail that their account will be sent to collections if they do not contact Platinum. Bonnie seconded.

Vote: All in Favor, motion passed.

c. Secretary’s Report

- Bibiana went over the in-lieu items for the period Jan 5 to April 20, 2023 (see In-Lieu document attached to these minutes).

Motion: Dan makes a motion to accept the Secretary's report. Ray seconded.

Vote: All in Favor, motion passed.

d. ACC Report

Dan stated only one request came in for a block wall, which was approved.

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Motion: Ozzie makes a motion to accept the ACC report. Ray seconded.

Vote: All in Favor, motion passed.

5. Election of New Officer Positions

Motion: Dan nominates Ray as President. Bibiana seconded.

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

Ray now chairs as President.

Motion: Dan nominates Bonne as Vice-President. Bibiana seconded.

Vote: All in Favor, motion passed.

Bonnie is Vice-President for this year.

Motion: Dan makes a motion to continue as Treasurer. Ray seconded.

Vote: All in Favor, motion passed.

Dan remains the Treasurer for this year.

Motion: Dan makes a motion Bibiana continue as Secretary. Bonnie seconded.

Vote: All in Favor, motion passed.

Bibiana remains the Secretary for this year.

Motion: Bonnie makes a motion to appoint Ozzie to fill the empty chair on the board.

Discussion: Dan said he would not support Ozzie as if Ozzie wanted to continue on the board, he should have ran again for election. Bibiana stated she also disagrees as any other board member would have had to run for elections again if he or she wanted to continue. Ray stated he would not appoint anyone that was not currently present in the meeting, as he wanted to hear from Ozzie regarding the appointment.

Vote: No vote, as there was no one to second the motion.

6. Recent Site Tours and Possible Hearings

Discussion: Dan stated he would make a list of lots and book a room for the in-person hearing sessions, with 30 minutes set aside per homeowner. Dan will send out a list via email, and board members will vote in-lieu which lots to set hearing meetings with.

Motion: Dan makes a motion for a hearing meeting June 1, 2023 in-person. Ray seconded.

Vote: All in Favor, motion passed.

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7. Date for next quarterly HOA Meeting Time

Discussion: In-person is preferable but Dan is traveling out-of-state in the summer, and so is Bibiana. As well, it is easier for Ray via Zoom. In-person meetings will be attempted in the Fall.

Motion: Ray makes a motion for the next quarterly HOA meeting to be conducted on Zoom on August 31 at 6 pm. Dan seconded.

Vote: All in Favor, motion passed.

7. Other agenda items

Motion: Dan makes a motion that all other agenda items be tabled until next meeting. Ray seconded.

Vote: All in Favor, motion passed.

8. Meeting Adjourn

Motion: Ray makes a motion to adjourn the meeting. Bonnie seconded.

Vote: All approved, meeting adjourned.