

STAR VALLEY HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
31 August 2023

DATE: August 31, 2023

TIME: 6:00 PM

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

BOARD OF DIRECTORS ROLL CALL:

Present: Ray Marquez-President
Bonnie Dukes-Vice-President
Dan Pritchard-Treasurer and ACC Chair
Bibiana Law-Secretary

1. QUORUM: Quorum was met with the roll call and four (4) Directors present.

- The Meeting was called to order at 6:11 pm.

2. Officer Reports

a. President's Report

- Updated regarding Mr. Terry Baird's community improvement proposals (improvements to Camino Verde) that has been acknowledged by Pima County Transportation. In summary, the Star Valley developer is required to make capacity improvements and is currently redesigning the intersection at Camino Verde and Valencia road, to include capacity and drainage improvements. This project could be completed as soon as this fiscal year, but the construction date has not yet been determined. Widening Camino Verde up to Ajo Way is in the region's long-range transportation plan but is not funded or currently programmed.
- Updated that the quarterly newsletter is coming out, if anyone wants to add or comment, to send in the request
- Agenda for today: Officer reports, Community input, Old business: discuss regarding infractions

Motion: Bibiana makes a motion to accept the President's report. Bonnie seconded.

Vote: All in Favor, motion passed.

b. Treasurer's Report

- Dan went over the financial report for 8/31/23 (See attached), and recommended that if the balance is still over \$14,000 in December, to forgive January assessments. Dan states that Brown Law Group (formerly PB&J) is doing a good job with collections since 2015, and is successful including collecting from one lot owing back since 2004.

c. ACC Report

- Dan stated only two requests, both approved, one in June and one two days ago.

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Motion: Dan makes a motion to accept the Treasurer and ACC report. Ray seconded.

Vote: All in Favor, motion passed.

d. Secretary's Report

- Bibiana went over the in-lieu items for the period April 21 to August 30, 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.

3. Old Business: Inspections and Hearings

Discussion: Ray mentions most common infractions are mainly trash, weeds, and parking and inspections are ok. Bonnie wants exterior maintenance to be added, specifically fascia painting and damaged stucco. Dan agrees that enforcing is needed as neighborhood exterior is degrading. Bibiana states prior to enforcing, newsletter in December that was sent out stated that all homeowners would be notified regarding an open meeting regarding criteria to be discussed first. Additionally, Bibiana mentions board is having difficulty scheduling hearings for common infractions (parking, weeds, trash) so how to deal with more infractions. Ray mentions he would like to discuss with Platinum. Dan says Platinum works for SVEHOA and suggests since it's currently two board members for enforcing fascia painting and damaged stucco and two against, to table for next meeting to discuss. Regarding infractions, Dan states the board can just give dates to Platinum. Ray stated for hearings, board needs to be available as availability was not there. Dan mentions only 3 members are needed for the hearings, and will send an Excel sheet out to the board of repeat violators to discuss and then, board can move on to hearings.

4. New Business: January Assessments

Motion: Dan makes a motion that the board forgives the assessments in January 2024, if the balance is still \$14,000 in surplus at that time. Bonnie seconded.

Vote: All in Favor, motion passed.

5. Date for next quarterly HOA Meeting Time

Discussion: Ray prefers Zoom. Dan prefers in-person, suggests Lutheran Church Mt. Zion at Ajo. Bonnie willing to try in-person. Bibiana prefers Zoom as has difficulty making it in-person but willing to try. Dan will call Mt. Zion for availability. Next quarterly HOA meeting on December 7, 2023 at 6 pm.

6. Meeting Adjourn

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

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Vote: All approved, meeting adjourned.