

**STAR VALLEY HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
7 December 2023**

DATE: December 7, 2023

TIME: 6:00 PM

LOCATION: Via Mount Zion Lutheran Church, 4520 W Ajo Way, Tucson AZ.

**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 6:08 pm.

**2. Officer Reports**

**a. President's Report**

- Nothing major to report. Ongoing violations are mostly parking and trash. Updated during last meeting regarding Mr. Terry Baird's community improvement proposals (improvements to Camino Verde) that has been acknowledged by Pima County Transportation.

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

**Vote:** All in Favor, motion passed.

**b. Treasurer's Report (see attached)**

- Dan went over the financial report for 10/31/23 (See attached), and recommended that since balance is estimated to be \$11,910 in December after collections, to forgive January assessments. Since the beginning, agreement was to keep ~\$10,000, due to lack of communal property (only one basin from original three basins due to flood control, but two no longer in possession of HOA).

Discussion: Community member asked if vote was needed for assessment to be skipped. Dan replied no, just a vote by board members. A community vote is only required if increase in fees passed a certain threshold. Jimmie recommended to get interest on the balance.

**Motion:** Dan motions to suspend 1<sup>st</sup> quarter assessments. Bibiana seconded.

**Vote:** All in Favor, motion passed.

**Motion:** Dan makes a motion to accept the Treasurer's report. Bonnie seconded.

**Vote:** All in Favor, motion passed.

**STAR VALLEY HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
7 December 2023**

**c. ACC Report (see attached)**

- Dan stated two pending, one because want three sheds, want plastic but not allowed so need to figure out which ones. Second one is for solar panels, and blueprints are in the application but not a permit from Pima county.

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

**Vote:** All in Favor, motion passed.

**d. Secretary's Report (see attached)**

- Bibiana went over the in-lieu items for the period August 30 to December 6, 2023 (see In-Lieu document attached to these minutes).

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

**Vote:** All in Favor, motion passed.

**3. Community Input**

- Community member at cul-de-sac of Moonmist reports that people are dumping trash and food waste from behind, and trespassing going through those properties, jogging, with dirt bikes, etc. Sound is also a problem, along with theft and safety. Asks if community funds could be used to build a fence, to maintain peace and safety reasons.
- Also community member never received HOA documents despite requesting them when the house was purchased.

Discussion: Board suggested a petition for community wall to be built, Platinum can assist as HOA funds cannot be spent on such items as need community vote. There are about 12 homes in that area so would be quite expensive as well. Community member asks about if build own fence, concern about variability of fence of different homeowners. Also restricted by setbacks. Dan mentioned a variance could be requested for fence wall to be at property line to mitigate the sound and trash. For anyone else interested in this topic to discuss a petition, please contact the board or Platinum. HOA documents should be received in the process of accepting the home.

- Jimmie mentioned website is confusing in that meeting minutes are called annual reports, and that it can be difficult to understand the website.

Discussion: The info will be passed on to Platinum.

- Community member mentioned the basin/pond needs to be cleaned up.

Discussion: Can't figure out who owns the basin and can't use community funds to clean so basin remains the same.

**STAR VALLEY HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**7 December 2023**

- Community member at Adamsgate reports concern about flooding, as during heavier rainfall, water covers the wash to the top. In 2002, Pima County did step in to dig out the wash, put cloth and rock. Now wash needs rework but flood control states that it is private property, as it is no longer in a flood zone. Therefore, flood control no longer has responsibility.

Discussion: Dan explained the developer did the work back then, as Pima County forced it. However, now it is homeowner's responsibility as the county will not do it. Dan had issues with the wash and neighbor across as well and the Head of flood issues with Pima County was very helpful. Dan will give the homeowner the contact info, to assist with a permit from Pima County flood control department.

- Community member reports there are bushes that need trimming or to be taken out on the north side of Wade (NW side of Wade and Adamsgate).

Discussion: There were several trees that fell, and Pima County will not come out unless the trees are blocking visibility, so if blocking visibility, then something can be done or a community member takes care of it. There were 2 big mesquite trees that fell over but did not block visibility at SW Wade/Brightwater. Bibiana reports that the county would not take care of it, but a neighbor helped out.

- Ray reports that he is a firefighter and will be leaving for a new job, in Georgia for 3 months starting Jan 5. The job is in Sierra Vista, but it will be intense training.

Discussion: Ray would like to be involved in some capacity but doesn't know currently what that would look like. Bonnie will take over if needed.

#### **4. Next quarterly HOA Meeting Time**

Discussion: Annual meeting needs to be in March, needs to check with Platinum if March 28 at 6 pm works. A meeting in February is needed to discuss and implement requirements for candidates and annual meeting. Also, Ray is still head of the nominating committee. The terms are ending in March for Ray and Bibiana, both Bonnie and Dan have one more year.

**Motion:** Dan makes a motion to have the next meeting at Mount Zion Lutheran Church, 4520 W Ajo Way, Tucson AZ on Feb 8 at 6 pm. Bonnie seconded.

**Vote:** All in Favor, motion passed.

**Motion:** Dan makes a motion to have the annual meeting at Mount Zion Lutheran Church, 4520 W Ajo Way, Tucson AZ on March 28 at 6 pm, contingent to Platinum being available. Then March 21 as a back-up. Bonnie seconded.

**Vote:** All in Favor, motion passed.

**STAR VALLEY HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
7 December 2023**

**Motion:** Dan makes a motion to nominate Bonnie as head of the Nominating Committee. Bonnie seconded.

**Vote:** All in Favor, motion passed.

**5. Meeting Adjourn**

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

**Vote:** All approved, meeting adjourned.