

Star Pass Shadows Community Association
Board of Directors Meeting-Minutes
Wednesday, January 9, 2019 6PM

Attendees: Linda Volkerink, Kathi Moroz, Kathy Sutherland, Nancy Urias, Jennifer Espino, Juan Soto, Lorna De La Ossa, Homeowner Ben Stiner.

I. Call to Order at 6:03PM

II. Approve meeting minutes from September 12, 2018 Board of Directors Meeting. Motion by Nancy Urias and second by Kathy Sutherland, Unanimous approval of the board to approved the minutes once they are amended to remove Kathy Sutherland as being in attendance, and correcting Jenni to Jennifer.

III. Reports

- A. President-No Report
- B. Treasurer-Discussion on the line item for the doggie bags, and Lorna confirmed.
- C. ARC
 - 1. ARC painting requirements for Garage Doors and Gates-Agree the garage door color can complement the color scheme of the house.
 - 2. ARC walk through date-will be before the end of January
 - 3. Lorna provided a list to use to track data.
 - 4. Nancy provided information related to outside lighting.
 - 5. Nancy proposed language for the board to consider adopting – determination to be made at the April meeting.
- D. Manager- Lorna confirmed that the date of the board meetings, and drafts of the minutes will be on the website.

IV. Old Business

- 1. Parking in Southern Star cul de sac – is it still an issue?
 - a. Not sure, people are trying to park correctly.
 - b. Led to a discussion on parking in general in the neighborhood and the way cars parked on corners block the view of oncoming traffic.
 - c. Lorna will get pricing and or information on Stop signs at intersections.
 - d. Lorna will ask city about painting the corners for no parking.
- 2. Dog poop bags – Do we continue to purchase them?
 - a. We believe the bags make a difference and people are using them. Lorna will continue to purchase and maintain the dispenser with biodegradable, correct size bags.
- 3. Purchase of trash can and landscape company removal of trash bag at pet waste station.

- a. A trash can will be purchased and affixed in the area so that the poop can be disposed of immediately instead of the bags being tossed in the wash. This motion was made by KS and LV and approved by the board.
4. Wash area clean up.
 - a. Lorna will check with Landscapers as to how often they clean and maintain the scuppers in wash.
 - b. Ben (homeowner) has walked the wash after a rain to note run off patterns. Plan should be to Slow, Spread and Sink it.
 - c. Kathy Sutherland has agreed to walk wash with Ben to mark trees for felling. Plan is to remove dangerous trees, remove a possible “fire ladder “and trees in danger of falling.
 - d. Lorna will check on pricing for landscapers to cut marked trees. Once felled, Ben has volunteered to cut the debris and leave in the wash in a manner to help spread the natural rainfall and improve runoff.
 - e. It is recommended that this be done prior to the next brush and bulky so that we can take advantage of the free roll off to clear any unwanted wash trash.
 - f. Board would like to consult an attorney for liability issues if wash modification are not followed up on in a timely manner. A motion was made by NU and KM and approved by the board for Lorna to consult an attorney on our behalf.
 - g. Board would like to have a waiver of liability on file for homeowner working in wash (Ben).
 - h. Members of the board would like to meet with Watershed Management to find what is acceptable, and to guidance on a operational plan for wash maintenance.

V. New Business

1. Northeast corner property project-Ben has worked with the city and submitted a grant, Project on hold until grant funds are awarded and distributed to successful applicants.
2. Reserve Study-LV motioned to fund study and KS seconded the request. The board approved to pay the fee to have a 30 year plan for community, how much to have on hand, how to invest in community.

VI. Adjournment- 7:14

Next meeting – April 10

Star Pass Shadows Community Association
Executive Board of Directors Meeting-AGENDA
Wednesday, January 9, 2019

Attendees: Linda Volkerink, Kathi Moroz, Kathy Sutherland, Nancy Urias, Jennifer Espino, Juan Soto, Lorna De La Ossa.

- I.** Call to Order 7:16 PM

- II.** ARC walk through homeowners still not in compliance:
 - a. Three homeowners are not in compliance. Only one has contacted Lorna to indicate painting is scheduled.
 - b. One fine has been assessed to homeowners for noncompliance
 - c. Do we continue to fine without further inspections? A motion was made to fine \$50/month until the homeowners comply with the ARC recommendation by KS, second by KM, unanimous approval by the board.

- III.** Adjournment 7:22