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Starr Pass Shadows Homeowners Association – Annual Meeting

November 13, 2019

Meeting called to order at 6:09pm by Kathi Moroz, president

1. Opening Remarks – Kathi Moroz (Board President) introduced herself and the Board members present, and invited homeowners in attendance to introduce themselves. Sign-in sheet was passed around and is **attached**. 3 homeowners were present.
2. Certification of Quorum – Kathi Moroz certified that there was a quorum (29 ballots received)
3. Secretary's Report – Kathi Moroz (on behalf of the Board Secretary, Jennifer Espino) provided the minutes from last year's annual meeting that were sent in the annual meeting mail out for review. Key items from the minutes were as follows:
 - a. Kathi dispelled the comment on last year's minutes that 70% of the association was rental properties. In fact the reverse is true
 - b. A review of the wash was conducted by Water Management as well as the fire marshall. It was found there is no risk of fire or flooding in its current condition. The Board has asked the landscaping company to continue to clear debris and trim branches overhanging into homeowner properties.
 - c. The little library also got a littler library
 - d. **The Draft 2018 Annual Meeting minutes were posted on the HOA website hosted by Bidegain**
 - e. Kathi Moroz motioned to approve the minutes of the 2018 Annual Meeting, Nancy 2nd the motion, motion passed to approve the minutes
4. President's Report – Kathi Moroz shared that there was not a lot to report other than all of the action items from the last meeting were completed with the exception of the Landscape Improvement Grant for the SW intersection at Greasewood and Starr Pass (our NE Corner). Kathi also mentioned that the committee that evaluated the status of home maintenance in the neighborhood continues to have a positive impact and many of the homes are now in compliance.
5. Financial Report – Linda Volkerink (Board Treasurer) shared that the budget was presented and approved in the September quarterly meeting. Overall the association is operating very well with almost 58000 in retained earnings and a stable operating budget. The Board requested a Reserve Study earlier this year which confirmed the association is in a very solid position financially. Expenditures for the association are focused on ways to reasonably increase the value of the neighborhood – new rock in the curb strips, contacting the utilities to clean up or fix their utility boxes, the pet station and resetting or repairing the mailbox stands.
6. Ballot Voting: Kathi Moroz shared that the ballots indicated that all current Board members have been re-elected and it was agreed to re-appoint to the same positions.
 - a. Linda Volkerink Board Treasurer
 - b. Jennifer Espino Board Secretary
 - c. Kathy Sutherland Board Member
7. Open Discussion - the following items were brought up and talked about during the meeting:
 - a. Kathi dispelled the comment on last year's minutes that 70% of the association was rental properties. In fact the reverse is true.
 - b. Homeowners present expressed they liked

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- i. the Board is providing bags and maintaining the trash can. These seem to have reduced the amount of pet waste in the common areas.
 - ii. The overall condition of the neighborhood looks very positive for its age. The work the Board has done to keep it looking nice was appreciated
 - c. The subject of crime was briefly discussed – people checking car doors, the suspect car following neighborhood joggers – but overall the observations from the homeowners were positive and that neighbors do informally watch for one another. Coupled with apps such as doorbell cameras, Nextdoor and reporting incidents to the police help keep the neighborhood safe.
 - d. Homeowners expressed their dislike of the condition of the Northeast corner of the subdivision (Greasewood / Starr Pass intersection) – e.g. overgrown weeds, brush and low hanging branches. Kathi shared that property belongs to the City of Tucson, not the association but the HOA has been paying landscaping services. The HOA suspended service this year as the Board agreed to let a homeowner pursue a Landscape Improvement Grant with the City of Tucson and the Watershed Group for that plot outside Greasewood and Starr Pass. The Board just learned from the homeowner, though, that the City cancelled the project. The Board will be asking landscaping company to maintain that area again. General discussion briefly ensued if there is something the association can do to improve curb appeal there.
 - e. There was minimal discussion on the curb painting. The homeowners were under the assumption that the Board planned to paint all the curbs red in the whole neighborhood, totally outlawing street parking. It was explained that it was only the curbs which the homeowners fully supported.
8. Meeting adjourned at 6.59pm