

September 11, 2019 Starr Pass Shadows HOA Board Meeting

- i. Call to Order
 - a. Present: Kathy Moroz, Linda Volkerink, Jennifer Espino, and Lorna de la Ossa
 - b. Board Meeting called to order at 6:02pm
- ii. Approve Meeting Minutes from April 10, 2019 Board of Directors Meeting
 - a. Motion to approve, second, unanimously approved
- iii. Reports
 - a. President
 - i. No report
 - b. Treasurer
 - i. No report
 - c. ARC
 - i. Status of 2019 ARC walk-through
 - 1. Need to do 2nd walkthrough
 - 2. One homeowner has artificial turf in the front yard; after the first notice was sent the homeowner requested approval, which was denied. A second notice with intent to fine will be sent.
 - ii. New ARC Guidelines
 - 1. Motion to amend guidelines of Architectural Review to (a) highlight to homeowners that lamp post requests require city/county permit regardless if solar or electric and (b) for HOA to receive courtesy copy of solar panel installation requests
 - a. Motion, second, and unanimously approved
 - 2. Homeowner request to install metal roof on a backyard ramada pursuant to Section 3.13
 - a. Discussion on whether metal roof permitted under this section
 - b. Motion, second, motion fails (2-1)
 - c. Tabled to next meeting to gather detailed info from homeowner for further discussion.
 - d. Manager
 - i. No report
- iv. Old Business
 - a. Northeast corner property project – Ben Striner
 - i. No update and no further board action needed at this time
 - b. Wash evaluation and clean up – Status with Watershed Management
 - i. Written report has not yet been received, will follow up
 - c. Rock on curb strips
 - i. Estimate may need to be updated as its several months old
 - ii. Motion to get rock as estimated (if not substantially higher once estimate is updated)
 - 1. Motion, second, unanimously approved
 - d. Mailboxes – status on the resets and rebuilds
 - i. Work is being done and there are currently 6 rebuilds pending
 - e. Street signs and curb strip – status from the City

- i. Thought work was going to be started as city personnel was seen in the neighborhood but no work has been done.
 - ii. City contacted again on August 6, 2019 and still no response. Will continue to follow up.
 - v. New Business
 - a. Mailbox damage from hit & run
 - i. Homeowner not at fault; based on goodwill and to promote uniformity of mail stands, homeowner will not be charged
 - ii. Motion to have HOA pay for mailbox stand damage if not covered elsewhere (i.e., liable 3rd party, insurance, etc.)
 - 1. Motion, second, unanimously approved
 - b. New contract for Complete Landscape
 - i. Minimum wage to increase again January 2020 so higher contract amount
 - ii. Will discuss with Complete Landscape to regularly clean up the debris/trash in the Greasewood wash and in the neighborhood.
 - c. 2020 Budget
 - i. Complete Landscape line amount has increased (\$50/month higher)
 - ii. Tax preparation has increased to \$150
 - iii. Transfer \$100 from operating account to savings account on a monthly basis starting January 2020 and transfer to savings half of the available balance as of September 30, 2019
 - 1. Motion, second, unanimously approved
 - d. New ARC Guidelines (see above Section iii (c)
 - e. Plant permission from homeowner – 2673 Southern Star
 - i. Groundcover requested by homeowner is not on the approved listing; request denied
- vi. Open Discussion
 - a. None
- vii. Adjournment
 - a. Adjourned at 7:13pm
 - b. Annual Meeting on November 13, 2019 at 6pm