

January 15, 2020 Starr Pass Shadows HOA Board Meeting (Unapproved Draft)

- I. Call to Order
 - a. Present: Kathy Moroz, Linda Volkerink, Nancy Urias, Jennifer Espino, and Lorna de la Ossa
 - b. Board Meeting called to order at 6:00 p.m.
- II. Approve Meeting Minutes from September 11, 2019 Board of Directors Meeting
 - a. Motion to approve, second, unanimously approved
- III. Reports
 - a. President
 - i. No report
 - b. Treasurer
 - i. Approximately \$460 surplus
 - c. ARC
 - i. New ARC Guidelines
 1. Committee will review guidelines for any needed updates and will report back for the April 2020 meeting.
 - ii. Will do walkthrough February/March and send notices early so that final notices can be sent in September
 1. This year the walkthrough will look at house painting as this was last done in October 2017 into 2018.
 2. Lorna will do a walkthrough for plants/tress in February in time for brush/bulky pickup in March
 - iii. HOA has enough in reserves to hire someone to paint all the mailboxes at the same time as well as paint the address on the curb for all the homes.
 - d. Manager
 - i. Mailed out notice to homeowners regarding the mailing/emailing of statements. So far, a good number of responses has been received and the emailing of statements will help reduce mailing costs.
- IV. Old Business
 - a. Curb Painting
 - i. Petition signed by homeowners was received in opposition to the red curb painting for parking. This was discussed at the annual meeting and the Board held off on a decision.
 - ii. A board member was approached by a homeowner and asked why a notice/violation could not be sent before doing the painting. The board member stated that no one came to the annual meeting to discuss and homeowners need to come to the meeting for a dialogue. The homeowner was advised to send one or two representatives to the January 2020 meeting and request further review as well as to offer alternative solutions.
 - iii. Although none of the homeowners who signed the petition opposing the curb painting attended this board meeting, discussion ensued on whether to proceed with the painting.
 - iv. Motion to paint curbs red as already marked, second, and passed by 3-1 vote.
 - v. Lorna will get bids for the paint job.

- b. Watershed Management
 - i. Summary report received and tabled for next meeting so that board members may review.
 - ii. HOA legal counsel recommends against the waiver for individual homeowners to clean up the wash.
- c. Northeast parcel of subdivision
 - i. Complete Landscaping will not maintain this area in the regular maintenance as it is not owned by the HOA but by the City of Tucson.
 - ii. Discussion on how to beautify this area so it's just not dirt.
 - 1. Example - Midvale Park has gravel entrance
 - 2. There is an underground pipe that is problematic and will limit what can be done.
- d. Northwest triangle parcel of subdivision
 - i. This area is privately owned and not much can be done for cleanup, etc.; however, there is a delinquent tax lien on the property and HOA was contacted to see if it would like to buy the property. Auction may be in February.
 - ii. Lorna will talk to the HOA legal counsel to see if HOA could pursue buying this area.
- e. Eastside of Greasewood between Starr Pass and Brandy Crest
 - i. This is city owned property but not maintained.
 - ii. Lorna will call City to see if they will clean it or if the HOA can do something about it.
 - iii. May help if both Starr Pass HOA and the HOA adjacent to this strip contact the City to clean it up.

V. New Business

- a. Speed Bumps
 - i. Homeowner contacted Lorna asking if speed bumps could be installed due to the speeding that occurs in the neighborhood.
 - ii. City of Tucson will have to do a speed study because city roads; based on discussion, Lorna will contact the City to obtain the speed study.
 - iii. Richard at City of Tucson Transportation noted that there could be additional stop signs at the corners of Star Shadow and Southern Star but this has yet to be done.

VI. Open Discussion

- a. Bank Signatures
 - i. HOA President and Vice-President will be added as signers to obtain information only (not to sign checks).
- b. Curb Strips
 - i. Gravel was added to curb strips and looks much better.
 - ii. Curb strips need to be sprayed for weeds due to the recent rain; landscaping company has already been contacted for spraying.
- c. HOA Management
 - i. The HOA website does not list a menu of services that Bidegain provides.
 - ii. There has been no increase in Bidegain fees in 14 years.

iii. A list of available services has been requested and will be provided.

d. Tree Height

i. At the annual meeting in November 2019, a question was asked regarding the maximum height of a tree in the CCRs. There is a concern that there is a tree in the neighborhood that is too tall and may fall over.

ii. Lorna will follow up on tree height.

VII. Adjournment

a. Adjourned at 6:59pm

b. Next Board Meeting April 15, 2020 at 6pm