

# HOA Board of Directors Meeting Starr Pass Shadows Meeting Q2 Minutes

2524 W Southern Star Drive

4/9/2025

## Attendees:

Board members: Kathi Moroz, Linda Volkerink, Alysson Striner,

Members at large: Ken Whitsett, Cindy Abril,

Community Members: Jamie Ibrahim, Leslee Cuarezma

Association Manager: Lorna De La Ossa

- I. Call to Order: 6:04pm
- II. Approve Meeting minutes from Jan 8, 2025, Board of Directors Meeting
  - A. Passed
- III. Reports
  - A. Presidents Report: Landscapers are doing more work. Can we add cleaning trash out of the main wash? Lorna to ask them to add to the rotation. Thank you to ARC team that walks around. Thank you to Leslee for hot dog social.
  - B. Treasurer Report: Nothing to report. 2 leaning mailbox stands (Starr lane - was hit) , noticed where the sidewalk was buckling up. Lorna to look into repairing it.
  - C. ARC Report: We had 3 calls; 1 homeowner wants to paint and put in a color ARC request. A contractor called to put pavers on street while they are working (2645), and asked about the color for the grout for cinderblocks. Want to match existing. Rock color - recommend matching what is there.
- IV. Old Business
  - A. Landscapers: Landscapers are doing more work. Sprayed recently
- V. New Business
  - A. Hot Dog Social: There was the same amount of houses came, but different households. 26 total households. Prefer to continue to host the same way 1x/year in the Spring.
    1. Trying to brainstorm for a fall activity in Early November: Potluck, Icecream social, Fall festival for games for families - may have to talk with the city
  - B. Vacant Land Update - Block A
    1. Chicago title trust handles all of ownership transfers from original owners - stone bridge capital properties
    2. Taxes are 10\$/yr
    3. Haven't been paid in a decade - Ben got a tax lien then someone paid it. Believe it's the architect up the road. Then went tax lien again and someone paid- unsure who.
    4. Ben believes stone bridge is still the owner

5. Risk is eventually someone will buy and build on it.
6. 3 paths
  - a) 1- do nothing
  - b) 2- hoa pays the taxes but leave in limbo for ownership
  - c) 3- someone from board reaches out to stone bridge to transfer ownership and pay taxes
    - (1) — Deborah bliss hamberlin
    - (2) Rec to reach out to her first. She owns stone bridge

VI. Open Discussion

- A. Solicitors: Solar Panels, Roofs, Pest Control, security camera. Increased activity.

Adjournment: 6:48pm