

# STARWOOD HOMEOWNERS ASSOCIATION ANNUAL BUSINESS MEETING, JANUARY 21ST, 2015

**Location:** Holiday Inn Express, Banquet Room

**Call to Order:** Tim called the meeting to order at 7:00 pm. Present were board members: Alisa Jeffries, Burt Swift, Tim Hagar and Barry Garley. Jim Anderson, manager of the association was also present.

Jim confirmed there was a quorum present, 50 people were there or had a proxy.

**Minutes of Previous Annual Meeting:** January minutes approved from the last annual meeting.

**Treasurer's Report:** Read by Barry. Full report of file. Total reserve funds were \$235,014.

**Sanitary District Report:** Larry Smith gave the report. Main focus was Station #4 off Dione, the system had false alarms. Orenco Systems, Pacific Power, were involved in troubleshooting the issue. Station #4 was replaced. Two cooperative projects removing weeds, burning weeds, and disposal, the second project was the building of the new shed in the RV corral. One overflow occurred in system #1 which has been cleared, it was reported to DEQ, lime was spread over the surface to neutralize the ground. 1 more connection to the system was added off of Solstice Dr.

Larry discussed what not to put down your sinks: fats and grease, chemicals, solvents, if you have a garbage disposal keep to a minimum. More solids that come into the system, the more often the tanks need to be pumped.

Larry also addressed the digging up of the power line on Northstar drive. Power lines directly buried in the ground. Ground faults occur in regular basis. On Northstar one of the power lines was dropped completely, Starwood was the only place where this occurred this year.

Scott LaFranchi, secretary of the Starwood Sanitary District gave a brief report. For the 2014 calendar year, things are going well financially. Meetings are the 2<sup>nd</sup> Tuesday of the month. Minor increases in reserves budget for repair of system. 10 years ago the reserves fund was started to have reserves to prevent borrowing and have available funds. Since then, one system was replaced and reserves covered the costs. Operating costs have stayed the same, reserve funds increased by \$2.50 for homeowners in the last 9 years. Two systems in the next 5 years will need to be replaced. The SSD has been working proactively to save homeowner's money. The SSD may switch back and forth between systems to lessen the load on any one system. \$225,000 in reserve funds, the money is invested in CD's. \$50,000 is put into reserve funds each year.

The SSD is needing new board members. 3 positions minimum (President, vice, and secretary), 5 maximum. Elections are coming up in May. 3 positions are being opened in May.

**Arc Report.** Doretta gave the report.

- 2014 was a busy year, 2 remodels, 1 new construction.

- A new position is opened up for the ARC committee.

**RV Report:** Harry gave the report. Full report on file. Shawn retired this last year and Harry, Brad and Kami Henry picked up where he left off. Rent prices will not increase for homeowners. Funds are sufficient and doing well. There will be an expansion and new security system of the RV corral in 2015. Approximately 20 spaces will be added. Currently there 88 spots. Expansion will move westward towards Hunnell.

**Communication to and From the Board:**

- Pacific Power will be out Monday to fix the trench on Northstar. Next spring will be a permanent fix.

**Association Manager's Report:** Jim Anderson gave the report.

- Last year 337 violation letters, improvement over 2013
- 91 garbage cans and piles, 84 maintenance of lots and landscaping, 1 dog running loose, 1 motorcycle, 160 utility trailers and RV's being parked on lots.
- 15 fines were written.
- Reserve study is being updated. Seal coating next 3-4 years recommended.

**Final Comments:**

- Laura Thompson-Ball was voted in for Vice President.
- Charlie and Donna Young would like help in maintaining the front pond. Kami will contact Katrina about posting when the "clean-ups" are on the website.
- Weed Removal: Hand removed Russian Thistle (tumble weed) and then sprayed pre emergent. In the spring grass seed will be laid down. Drain fields were also sprayed.
- A concern about the irrigation pond was brought up. Homeowner suggested a sign near pond posting information about the cleanliness and safety of pets swimming.
- Car Theft. Is there an email or text to alert homeowners about incidences?
- What is happening with the pasture? Nothing thus far.

**Adjournment:** 8:25 pm