

STARWOOD HOMEOWNERS'S ASSOCIATION

BOARD OF DIRECTORS MEETING

7/21/2015

CALL TO ORDER: By President @ 7:00 PM.

PRESENT: Tim, Laura, Bert, Barry. Absent: Alisa.

FAREWELL: Charlie & Donna Young addressed those present to announce that they were moving to Aspen Ridge. They are closing on their house towards the end of the month.

APPROVAL OF MINUTES: **Motion** (Barry), **Second** (Bert) to approve the minutes of the 6/16/2015 Board Meeting as presented. **Motion Passed** unanimously.

VP COMMUNICATIONS: (Laura) She will be on vacation for 2 weeks.

TREASURER'S REPORT: (Barry) Report given and accepted. On File.

AT LARGE DIRECTOR: (Bert) Nothing new to report.

ARC: (Debbie) 8 projects approved. Report posted on line. 3 projects currently pending.

DIRECTORY: (Kami) Request for updates has so far gotten a good response.

PASTURE: (Rod) The weeds won on the East pasture. Peas didn't take probably because it lay fallow for so long. The farmer will take steps to better prepare it for possibly a winter wheat or winter rye.

West Pasture: The water is turned off and the crop is maturing.

The farmer is not discouraged.

RV: (Harry/Kami) The changes due to the expansion of the corral are in progress. The changes to the Security System seem OK. All beams seem appear to be operating properly. Harry has a new App so that he can monitor some of the security system functions on his cell phone. We now have 111 spaces with alignment changes (up from 88) and 87 are currently rented. Rate increase being discussed due to cost of expansion, but, so far, no agreement.

LANDSCAPE: (Rod) 2 trees at the entrance are dying due to: 1) no water when system is turned off; and, 2) Aspen trees are sucking up all water. Problem is being addressed with solutions being considered.

Main pond: Algae is not from us, but appears to be from Swalley.

Problems with mower operator: Not consistently showing up. Being addressed.

Water is at 115%.

There are still a couple of trees that need to be removed. We're getting quotes for removal from Adam Bright Tree Service. We have a quote from Helena Chemical to spray 20' on either side of the subdivision trail and other appropriate areas.

Motion (BEG), **Second** (Bert) to approve the expenditure of up to \$1,050 to Helena Chemical to spray paths and other areas needing spraying for pre-emergents. **Motion Passed** unanimously.

Rod indicated that we could use a new head for the trimmers that could cut thicker growth. Since we are getting tools from Charlie & Donna Young they don't need at their new residence, no further trimmer is needed, just a new head.

Motion (BEG), **Second** (Barry) to approve the expenditure of up to \$100 for a new wood cutting brush trimmer head. **Motion Passed** unanimously.

Rod further indicated that dumping by contractors working for homeowners has been occurring without the owner being present contrary to rules. Only owners/residents can dump, not contractors. An email blast will be sent reminding residents of this rule.

Bocce Court: The expected expenses of a bocce ball court has increased because of the cost of removal of the horseshoe facility. The expected cost was originally \$1,100 but, with excavation, have risen to \$2,378.88. No decision, under further consideration.

Manager's Report: Manager discussed Violation Log, CPA Report, Barnes property tree removal, the Burrows Agreement regarding garage conversion and the Association Rental Policy. His Report is on file.

Key for Swalley Meeting Room: Barry agreed to pick-up the key for the room for future Board Meetings.

Aspen Policy: (Debbie) Working on developing a (future) policy regarding planting Aspen trees to be included in the ARC Rules using past information and documents provided by the Manager.

Motion (Barry) **Second** (Bert) to adjourn. **Passed** unanimously.

Meeting Adjourned at 8:13 PM.

Barry Garley for Secretary.