

*STARWOOD ASSOCIATION ANNUAL MEETING
JANUARY 19, 2016*

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

Jim confirmed there was a quorum present, 45 were present in person or by proxy.

Minutes of previous annual meeting were read: 2015 minutes were approved.

Treasurer's Report: Barry gave the treasure's report. Full report is on file. Total expenses were \$91,610. The reserve contribution was \$31,102 for 2015.

Communications to and from the Board:

- The sign "slow children present" by the front mail boxes is broken.
- Is it possible to pay online for the HOA dues? Not at this point. Jim will check into it for 2016.
- Why are the receivable accounts so large?

Committee Reports:

RV Committee, Harry gave the report.

111 spaces are now in the RV corral. 90% of the security system has been replaced. All the projects were paid for by the RV fund without borrowing from the association. A water line was also ran from the the RV storage to the burn pile to extinguish any runaway sparks. Kami Henry has taken over the project and has done an awesome job. The smaller projects include a security camera at the entrance and yearly maintenance.

Landscape and pasture report.

Rod has put in over 400 hours the last year with all the down trees. The current down trees will be cleaned up this week. In regards to the front pasture, the west pasture produced 10 tons of barley, the east pasture produced very little. A new farmer is going to plant orchard grass this spring, this farmer is going to handle all the equipment necessary for farming. In regards to the green spaces in Starwood, the new tractor works great, the golf cart has been a great asset to the landscape committee.

ARC Committee report.

Deb gave the report. A lot of projects because of the wind damage, especially roofs last spring and summer. A lot of typical fixes such as paint, landscaping, and sheds.

Starwood Sanitary District Report:

Greg gave the report. Meetings are the second Tuesday of the month at 9 am at Rob Malbom's home.

Brochures have been sent out in the mail on how to take care of our septic system. Operation and reserves fund is being taken care of proactively. Station #4 is going to be improved in the electrical panel, new pumps installed, look at the outlet locations and look at the pipe sizes this year. Drain field #1 is going to be pumped down, lower the outlet pipe, and reseed the area.

Larry Smith, operation manager of the sanitary district. Station #4's false alarms were solved and the first fix worked. Larry monitors each station quarterly per DEQ's requirements. Larry purchased a \$400 pump to wash the systems this year. All maintenance on screens, filters, distributing valves was done. The state is happy, although has not given us a permanent permit, we still have the interim permit.

Association Manager's Report: Jim gave the report. Full report is on file.

Jim drives through Starwood twice a month. The purpose is to make sure homes are well kept and home values are upheld. In 2015, 254 letters were written. 57 regarding garbage cans and other items left out, 59 landscaping, 5 regarding dogs wandering or barking. Several letters were written regarding buildings/sheds on the common property. 5 fines were given for 2015.

Open discussion:

- Has anyone thought about organizing the community garage sale? What is the date? An email will be sent asking if anyone wants to organize this in the next couple months.
- The board would like to get community members together for “work” days this year. Look for dates on the website.
- Snow plowing around the mail boxes is a concern. The low spot near the first mail boxes is icy and needs to be filled in. A suggestion was made to put a garbage with sand and a shovel near the mailboxes to be spread out when needed.
- Email communication is great. A few days notice for the monthly meetings is appreciated.
- Thank you for the dog park water.

Election of Directors:

No new nominations. Alisa Jeffries is Secretary and Bert Swift is at large.

Adjournment: 8:25