

**STARWOOD HOMEOWNERS ASSOCIATION REGULAR BUSINESS MEETING,
4/18/2017**

Location: Swalley Valley Irrigation

Call to Order: Laura Ball called the meeting to order at 7:03 pm. Present were board members: Laura Thompson-Ball, Barry Garley, Alisa Jeffries, and Steve Mulkey. Jim Anderson, manager was also present.

Homeowners present: 8 homeowners

Minutes of Previous Monthly Meeting: March minutes approved.

Treasurer's Report: Barry gave the report. Full report on file.

ARC Report: Deb gave the ARC report

- 6 approvals, 3 tree removals, 1 re-roof, 1 paint, and 1 privacy trellis
- Revised ARC rules for fencing (encased powder coated metal) was brought before the board.
- Discussion of the ARC changes will be discussed next month.

Pasture/Neighborhood Enhancement: Rod and Bob gave the Pasture.

- The pump for the front pond has not been re-installed.
- The pipes and fittings are all ready for watering.
- The rock chucks in the front field need to be taken care of, there are too many. Rock chucks eat the crop.
- Rod, Greg, and Bob were trained on the new mower today.
- The pond is full and we are still at 30%. There was a problem with zone 2 near the pond, a big ditch was dug and the control panel repaired.
- Do we know where the pacific power lines are? We should know where the power is if we are having to dig.
- All the sprinkler heads need to be maintained. The lawn to the East needs all new sprinkler heads. The lawns have been aerated and are soon to be fertilized. Weed block has been applied around the fire hydrants and stop signs.
- The pond has been cleared of the willows by some neighborhood boys who needed volunteer hours. The front pond needs to be treated by algae.
- The green dump has been burned twice since the last meeting. Harry and his brother Lester cleaned out the green dump. The green dump possibly needs new signage to cue people a little better on where to dump. The ramp has also been made cleaner.
- The front cleanup went great. Thank you to the 20 people who showed up and cleaned the front property.

RV Storage Committee: Kami gave the report

- 80/111 spaces occupied
- The light post in the RV corral is being repaired.
- The board needs an estimate of the project prior to being started if it is estimated to be over \$1000. Kami will ask Harry or Lester for an estimate for the project.

Communication to and From the Board:

- The Phelps on Arago would like a hearing on chickens. A special meeting will be held.
- Further discussion will be take place regarding “farm” animals.
- Email from Bruce and Tina regarding the easement for the sanitation road that goes through their property.
- “Pink” building is a proposed Marijuana shop if you would like to give your input you can contact Anothony Raguine, Senior Planner for the Community Development Department.

Association Manager’s Report: Jim gave the report and full report on file.**Encroachment:**

- Barry moved to make a motion to approve the “Procedure for enforcement of no encroachment by homeowners onto common area” dated March, 2017.
 - Laura second the motion
 - Discussion took place
- Do we have any precedent from any other HOA's?
- Does this mean all Homeowner's need to get an official surveyor if they cannot locate the pins? Yes, this will cost anywhere from \$1000. To locate the pins can cost approximately \$150.
- The second motion was withdrew and new motion is made.
 - Barry made a motion to the board “Procedure for enforcement of no encroachment by homeowners onto common area” dated March, 2017 to be added to the Architectural Review Committee after the section labeled “signs” if passed in its entirety. The motion was voted on and passed by unanimous vote.
The motion was seconded.

Adjournment: 9:30 pm