

Starwood Association Board of Directors Meeting
Tuesday, March 20, 2018
Swalley Irrigation District Conference Room – Tumalo, OR

Directors Present: Steve Mulkey, Laura Thompson-Ball, Robert Curzon, Aaron Loukonen, Mike Kentley, Bob Townes. Absent: Anna Phelps

Meeting called to order at 7:03 PM

Steve Mulkey reviewed the meeting agenda, which was approved unanimously.

Minutes of the previous meeting on 2/20/2018 were approved unanimously.

Presentations

A report was given by Bob Townes, Laura Thompson-Ball, Robert Curzon, and Jim Anderson regarding the recent Community Association Institute seminar they attended. Bob Townes and Jim Anderson suggested adopting a code of ethics developed by CAI. It was decided to review it and take further action at next regular board meeting.

Bob Townes moved to join CAI for a period of one year. Laura Thompson-Ball seconded. The annual cost of membership is \$125.00. Passed unanimously.

Association Manager's Report

Jim Anderson reported on 2 drive-thru inspections; 17 action items; mailboxes, renter, letters to all "self-declared encroachers". His full report is on file.

Treasurer's Report

Aaron Loukonen presented the monthly report, as prepared by Jim Anderson. The full report is on file.

Committee Reports

Architectural Review – Debra Coss reported 6 approvals; replace siding and fencing on Dione, etc. A full report is on file. Minutes from recent ARC meetings are on file.

Common Area & Facilities - Robert Curzon reported that the committee has yet to hold an official meeting.

Robert will contact Select Temp to establish that he will have oversight of timecards for the landscape crew. He will replace Barry Garley in this capacity.

Security and Safety - Gates, strangers on the property, dogs, cars, garbage all discussed as concerns. It was noted that these issues have been around for many years. Some voiced their opinion that issues such as these have become worse recently.

As an example, Robert Curzon noted that he spoke with someone from outside Starwood who told him they and their friends come to Starwood to walk their dogs, and no one has ever said anything to them about it.

Communications – Aaron Loukonen is working to restart a newsletter. He is also working with the Webmaster to update the web site, and to set up password protected access for all owners. The board approved \$150.00 to be spent for website work and upgrades.

RV Storage - Jeannie Malbon reported that stickers have been made for all trailers, etc. that indicate the space number they are assigned to. There was also a discussion around having all vehicles driven by Starwood residents display stickers for their vehicles.

Open Forum

Karen Sky sent an email to the board requesting changes to the order of the meeting agenda.

Ray Jones indicated he has concerns regarding exterior lighting, and particularly lighting that shines into common area. In response, Jim Anderson said he will start doing an evening drive-through every other month to look for lighting violations that he cannot see in the day.

There was discussion of having a Starwood-wide spring cleanup; flowers, tidy things up; pick up bottles, etc.

Agenda Items

2017 "No Encroachment by Homeowners onto Common Areas":

Steve Mulkey noted that a September 15, 2017 letter from our attorney, Alison Huycke, regarding modifications to the policy was never followed up on. It was asked if the board wanted to act on the recommendations contained in the letter.

A community wide property survey is one of the recommendations. Bob Townes said he did not want to pay for this, as it is something that should be done at the purchase of a home.

The attorney also recommended the board more clearly define what "common area" refers to. Steve Mulkey stated he felt that all owners have made alterations to common area in some form or another. Steve asked why alterations at the front of homes is acceptable, but at the back and side is not.

Bob Townes moved to leave the "No Encroachment Policy" in its current form with no revisions. Laura Thompson-Ball seconded. Ayes: Townes, Thompson-Ball, Curzon, Kentley, Mulkey. Nays: Loukonen.

Revise Architectural Review Rules

Further discussion took place regarding recommendations from the attorney's letter of 9/15/17 to remove language from the Architectural Rules that gave the ARC authority over common area.

Terry Lacombe asked what happens now if the ARC granted permission for alterations to common area in the past? Mike Kentley indicated that he understood those situations would be "grandfathered in".

Mike Kentley moved to strike the specific language from the Architectural Rules, as noted in the attorney's letter of 9/15/17. Bob Townes seconded. Approved unanimously.

Discussion took place regarding further revisions to the Architectural Rules. Issues such as fences, chimneys, signage, and roof materials were mentioned. It was determined that the current members of the ARC would prepare a revised document for the board to review.

Chickens

Steve Mulkey stated that this item was on the agenda for informational purposes. Steve noted that all of Starwood is zoned MUA10, which allows livestock that includes chickens. Steve said that Article VI, Section 7 of the CC&Rs prohibits offensive or commercial activities on any lot, and this would be the way to control chickens or other livestock.

A prepared statement was then read by Laura Thompson-Ball regarding chickens as household pets. A copy of this statement is included as an addendum to these minutes.

Mailbox Replacement Project

Bob Townes presented a proposal from U.S. Mailboxes in the amount of \$14,812.00 to replace the mailboxes and concrete pad located north of the Starwood Drive / Saros Lane "Y". Monies for this project will come from existing funds in the Starwood Reserve Account. Mike Kentley moved to accept the proposal. Aaron Loukonen seconded. Approved unanimously.

Remaining items on the agenda were tabled.

Meeting was adjourned at 9:02 PM.

Respectfully Submitted,

Robert Curzon

Steve Mulkey