

**Minutes of the 2018 Annual Meeting
Starwood Association
Monday, January 13, 2018**

Meeting called to order by Laura Thompson-Ball at 10:04 AM.

Directors Present:

Laura Thompson-Ball

Steve Mulkey

Directors Not Present:

Bert Swift

Barry Garley (resigned December 2017)

Alisa Jeffries (resigned June 2017)

Also present:

Jim Anderson, Association Manager

Quorum was certified by Jim Anderson.

Laura Thompson-Ball thanked Barry Garley and Bert Swift for their service on the board.

In Barry Garley's absence, Jim Anderson presented the Treasurer's Report for 2017

- Insurance increased due to additional mower.
 - Green Pit cost increased due to removal of debris.
 - Increased landscape cost due to mower payments and added snow plowing.
- Jim Anderson also reviewed overall finances and balance sheet as of 12/31/17.

Communication to and from the board were discussed and noted

- Email concerning increase in annual assessment for 2018.
- Flyer distributed by a Member concerning encroachments.

Landscaping and Maintenance Report by Bob Wilkinson

- Irrigation required constant maintenance, three major brakes in the line this year but greening up nicely.
- Willow were cut back near the pond, some were left to provide habitat. Island in pond was left natural to also provide habitat.
- Aspen nearest Tumalo Road at the entrance is dead and will need to be removed.
- Volunteers thanked for work on entrance and front pond. More volunteers needed for front pond.

- Green dump costs increased this year for pushing back piles and hauling away a large quantity of debris, but area will be good for years to come.

Pasture Report by Rod Page

- The farmer will continue to maintain front fields. He will need to reseed the west field this year.
- Farmers pump failed our new pump was put back into place.

Architectural Review Committee Report by Deborah Coss

- There were 42 approvals in 2017; 18 landscaping and trees, 5 roofs, repaints and 2 additions.

RV Committee Report Harry Cardwell

- Out of 111 spaces 81 are currently being rented.
- The light pole needs to be replaced.

Directory Committee Report by Jeanine Malbon

- There were 8 new homeowners added to the directory in 2017.
- Question around whether renters should be added.

Safety Committee by Irene Smith

- Irene Smith is working on setting up a Safety committee and has been in contact with the neighborhood watch program.

Greg Small presented a report for the Starwood Sanitary District

- Seeding will be done on the new drain field site. Everyone is invited to attend SSD board meeting.

Larry Smith also added information regarding SSD

- Discussed use of the system and how to maintain efficiency.
- Old drain fields will be left in place for backup use.
- Larry showed a map of the sanitation district and offered to give anyone interested a tour.

Jim Anderson gave the Manager's Report

- Discussed the number and type of letter written in 2017. There were 192 letters written in total, 26 were relating to garbage cans being left out, 71 maintenance and landscaping, 5 dog related issues, 84 utility or cargo trailers and RVs, and 6 miscellaneous.
- There were 108 first letters, 11 fines were levied, 6% of violations resulted in fines.

2018 Board Elections

- (2) positions open, each for a (2) year term. These positions will be filled by election. Robert Curzon and Aaron Loukonen on ballot.

- (1) position open for a (1) year term to fill the vacancy created by the resignation of Barry Garley in December 2017. This position will be filled by board appointment.

Corrected June 26, 2018:

- (1) year board vacancy previously stated it was due to the resignation of Alisa Jeffries. The statement has been corrected to show the resignation was that of Barry Garley.

- Nominations were opened from the floor.

- Anna Phelps, Mike Kentley, and Bob Townes expressed interest in serving.

- It was pointed out that nominations could not be taken from the floor, as ballots had been distributed and voted. Discussion followed, and it was determined that the board would have a Special Meeting to determine who would be appointed to fill the vacant 1 year term. The possibility of expanding the board to (7) positions was also discussed.

- Robert Curzon and Aaron Loukonen were elected to fill the (2) open positions for terms of (2) years.

Members Discussion

- Creation of a policy regarding rentals was discussed. Letter from attorney read that provided a list of potential options.

- Overall security of the property and outside access to Starwood was discussed. Jim Porter offered to assist in developing security protocol.

- Encroachment was discussed. Encroachment policy was introduced in 2017, letter read from attorney advising the board should distinguish between roadways and common space, and language should be added to current policy to avoid confusion. There have been 14 homeowners that have come forward and self-reported encroachments.

Motion to adjourn by Robert Curzon, second by Aaron Loukonen.

Meeting was adjourned 12:05 PM.

Respectfully Submitted,
Laura Thomson-Ball
Steve Mulkey