

Annual Member's Meeting Election

STARWOOD ASSOCIATION ANNUAL MEETING SATURDAY, JANUARY 23, 2019 12:00 PM BEND SENIOR CENTER, BEND, OR

Present: Steve Mulkey, Laura Thompson-Ball, Aaron Loukonen, Robert Curzon

Absent: Mike Kentley (excused)

Approximately 60 homeowners attended this meeting.

Call to order by Steve Mulkey at 12:22

Manager's Report - Steve Mulkey

Mr. Mulkey first stated that this was an annual members' meeting, not a board meeting. Anyone wishing to speak on any matter would have the opportunity to do so during the meeting.

Overview of the past year: Mr. Anderson terminated his contract as Association Manager in April 2018. After interviewing three management companies, Brick House Property Management, Inc. was hired to manage the Association. Due to varied reasons, Brick House terminated their contact with us late in the year, and ended their relationship with us on December 31, 2018.

In the interim, Mr. Mulkey has picked up the mail from our new mailboxes, made deposits, and paid bills. That will end with the transition to the the 2019 Board. The new board will need to decide whether they will do all management work, or if a management company will be hired. Mr. Mulkey suggested very strongly to hire a competent management company, given the extent of the work which needs to be done to run the Association properly.

Starwood Association files - Currently in Mr. Mulkey's garage. A permanent and easily accessible "home" needs to be found for them, both for their preservation and also easy access for any owner who wants to review them. It should be a neutral place where people feel comfortable going, not simply a member's garage.

Treasurer's Report: Aaron Loukonen

See report handed out at meeting. A member brought up the fact that bills sent out were for the amount for our individual assessments. This is something which needs to be corrected.

Committee Reports

Architectural Review: Deb Coss

55 projects were submitted to ARC for review and/or approval in 2018. Projects included painting, roofing, additions, remodeling, decks and patios.

Common Area and Facilities: Bob Wilkinson

Bob Wilkinson gave an overview of the year's work and upcoming projects. Green dump could well incur another \$4,000 fee to haul away non-burnable/non-compostable debris, mostly construction waste, which is not supposed to go there. Some of this waste may come from people not associated with Starwood. A short discussion on the gate that previously controlled access of the road at the west end of North Star Way ensued.

Communications: Steve Mulkey and Jeannie Malbon

Our Starwood directory is available behind the login. If anyone wants to change the level of contact information available to other members, please let her know.

RV Storage

89 occupied spaces out of 111.

Coming expenses include fence repair, weed control, line painting, and addition of new 3/4 minus gravel.

RV checking account is currently at \$21,000.

Discussion ensued about bringing the separate RV account under the control of the Board, where it's legally supposed to be. This needs to be included in the budget and accounting in the proper manner.

Security and Safety Committee: Various Owners

Jim Porter said our crime rate in Starwood is statistically "very low". He stated his opinion that security gates are expensive to install and maintain. Best defense against theft from cars is simply to lock your car doors if you park outside. This year's board will continue to pursue the addition of signage. A no-cost-to-owners contract can be arranged with towing companies in town to remove non-resident vehicles that are a problem. Irene Smith spoke of pursuing more information on Neighborhood Watch, but was not convinced there was much benefit from actually joining the organization. Ray Jones shared that back in 1990, when Starwood was nothing more than North Star Way, it was effective in getting to know your neighbors and watching out for each other.

Other Reports or Comments:

Steve Mulkey let all members know there were a number of concerns regarding the 2017 draft of the CPA firm's review of our accounts. The issues mentioned in this report keep us from finalizing the 2018 report for the state. He stressed that this is not an audit. He also noted a copy is on our member only portion of our website. Steve also informed all in attendance that we are required to update our reserve study on a yearly basis, and this hasn't been done since 2015.

Steve then asked if there were any more comments from committees. No more were forthcoming, so the meeting was opened up to anyone who had a concern or comment.

Items brought to the attention of attendees:

People are not stopping at the stop sign at North Star and Starwood.

By-laws on our website appear to be different than those we were given when we bought our properties. It was explained this is because the online version is from a scan, then proofed and corrected. The online copy states at the bottom of each page, "Transcribed Sept. '05 M. Kentley This is not an official copy. Originals on file with Deschutes County." It was explained that the advantage of this copy is legibility and the ability to search the document for words or phrases.

Green dump cleanup cost concerns. It was asked if a camera would be a good idea, so that abusers could be identified. It was explained that there was a camera there at one time, but it was willfully destroyed. A brief history of the previous gate was discussed, including its final disappearance. Mention was also made that there is a speeding problem on the road to the dump and the RV enclosure.

Starwood Sanitary District Report: Larry Smith

Larry gave a short overview of how our system works with lift stations, alarms, items allowed and not allowed. "It's not a trash can, it's a toilet." Dental floss seems to contribute to a lot of problems with the system and the last pump replacement was \$750 just for the pump. There have been a number of capital improvements, a rebuild of system #4, and finishing the sand filter on system #3. Please use common sense. Tour available upon request! Their board meetings open to all interested members.

The question was asked if it's likely we'll ever have to hook up to the Bend sewer system as the city annexes more land. Jim Porter said that won't happen, as the annexation is never expected to reach this far.

Results of the 2019 Annual Members Meeting Election:

There were three available positions on the board, and three candidates running. All three individuals received at least one vote each, meaning we have three new board members. Ballots and proxies will be kept on file for the next 12 months, as required. The IRS ballot measure passed with a total of 73 votes.

Motion was made to adjourn the Members Annual meeting by Steve Mulkey, seconded by Robert Curzon at 1:15 PM.