

Starwood Board of Directors

Monthly Meeting

February, 16 2021 7:00 pm

1. Roll Call:

Boards members Jim Porter president, Tina Galloway vice president, Deb Garley treasurer, Cheryl Pierce secretary and Geri Wildenberg all present at the meeting. Jeri Garner property manager also present at the meeting.

2. Adoption and approval of the minutes for January's annual homeowners meeting:

Minutes were not approved, Deb Garley has several corrections that she wants made to the minutes.

3. President's report:

Jim had communication with a real estate agent that requested a right of way access to a neighboring property off Starwood drive for \$50,000. The request was denied.

Jim is also drafting a proposal for crack filler on the roads. He plans on discussing it at the next meeting and will try to get 3 bids for the project.

4. Vice-Presidents report:

Nothing to report.

5. Treasurer's report:

Deb wants to inquire about CD interest rates to invest \$100,000 for a better return than we are currently getting.

Motion: Jim makes a motion to give Deb authority to invest \$100,000 in CD's to get a better interest rate. Motion passes unanimously.

6. Secretary report:

Nothing to report.

7. Member at large report:

There has been some delay on getting the new web site up and running due to covid. Annette removed members access in December. Soon there will be a link for board members to review and give feed back about the new web site.

8. Committee reports:

a. RV committee:

Jeannie reports that the RV coral expansion committee met. Jeannie, Deb, Barry and Cheryl met with Harry to discuss an expansion of the RV coral and Harry is going to come up with a ballpark estimate of cost. There are 5 people on the waiting list for available spaces.

b. Landscape report:

Jim reports that Scott has been working on the tumble weeds. He is putting a plan together to deal with some of the sprinkler heads that have sunk into the ground. New dog waste stations have been installed.

c. ARC report

Aaron reported five contacts. Approvals were granted for exterior paint, window replacement, gate and fence replacement and fence replacement. An inquiry to put up a new fence is pending waiting on property stake locate.

d. Safety committee

Jim reported that there have been several complaints from people in the neighborhood having items stolen from their unlocked vehicles, unlawful entry of a motor vehicle. Jim encouraged people to report these incidences to the sheriff's office. Geri mentioned that ring doorbells could be a way for people to track people coming onto their property.

9. Old business

a. Fields: Tina Galloway reports that she is reviewing quotes for used equipment and this is still in process. She also noted thanks to Tim and Thane for all their dedication over the last two summers for all the time they have volunteered. She also discussed that a system that requires less man hours would be great to keep the front field crops lower maintenance.

b. Green recycling: Jim Porter says there is nothing new to report. There was discussion about putting a camera, last year, to record any unlawful dumping. It was decided that it seem to not be a big enough of a problem, currently, but also a camera would require a lot of man hours to monitor.

c. Trail committee: Jim Porter reports that the trail committee will wait till the snow melts to review the trails. Discussed getting some estimates for trail material.

d. Report on external line re-alignment: Jim Porter reports that the East and West property line surveys were completed. The eastern housing area has been contacted and discussed and agreed, regarding the fencing, issue was resolved and closed. Property owners on the west property were contacted. The owners wanted to review the borders and get back to Jim.

e. Wildfire fuel reduction update: Jim porter reports that Scott has purchased Idaho fescue mix seed for \$528. The seed has been spread in the area's that were burned. Also, some of the seed was spread at the dog park. Also discussed that they are following the FEMA grant recommendations and working to keep Starwood looking nice under the rules of the grant.

f. Review for consideration the following policy/motions/resolutions:

i. Review for adoption of the Encroachment Resolution

A long discussion occurred regarding wording and some changes in the Encroachment resolution policy that the board members would like changed. Some items of concern were

changing the wording from allowing a two-year easement to allowing two years for the issue to be resolved. The board members also did not want extensions on the two-year time for fixing the problem.

There was discussion about the word “discretion” being used in the document and the concern that boards in the future could use their discretion in a different manner than the current board, which does not offer any constancy regarding this policy.

A concern was noted regarding using the word easement in the permit process.

There was a discussion regarding the fee rate and Jim suggested to allow the committee to influence the rate.

Jim will meet with the lawyers regarding these changes the board wants and will bring it back to the meeting agenda in March.

- ii. Review, discussion and potential adoption of the 2015 collection and fine schedule with inputs

Deb is going to check the minutes for the meeting in 2015 to see if the policy was already voted on and if it passed.

Jim wants to change the two-year time frame to one year.

There was discussion on fines and interest and a suggestion of a flat late fee vs. calculating percentages for interest and late fees. Also, a suggestion to give Jeri Garner authority to waive a late fee. Also, discussion of a set dollar amount of \$25-\$50 late fee per month. With a suggestion to align with starwood sanitarys \$25 late fee policy. There also is concern about a 60-day lien that exists in the 2015 document. Also concern about the cost drafting a new policy when on already exists.

10. New Business

- a. Discussion of adding additional playground equipment.

Tether ball, 3 parr Frisbee golf and, other, playground equipment were mentioned. Also discussed was the frame for one of the soccer nets at galaxy park needing some repair. There also a discussion that some money also will be needed for a feasibility study for an RV corral expansion. Capital improvement list should be made and prioritized.

- b. Goal setting for 2021.

Jim: property boundaries, trail upgrades, improvements around galaxy park with play equipment and dog stations, irrigation re alignment, wild-fire fuel reduction and roadway cracks.

Tina: front fields, farming, irrigation improvements, front field assets and accurately representation in the reserve study and recouping a 4-h group in the neighborhood.

Deb: working with Kami on getting historical documents on the web site to aid buying and selling properties in the neighborhood, improving access to the documents on the web site and creating an ACH payment system for billPay.

Cheryl: playground equipment, continuing with the RV expansion committee and working with Tina on any 4-H group projects.

11. Open the floor.

Some concern was discussed about the safety of turning onto Tumalo road from Starwood and that there have been several accidents in that area. A suggestion was made that maybe a reduced speed on tumalo road could be implemented. Jim suggested submitting some paperwork to the county to see if the improvement could be made in our area.

12. Cheryl made a motion for the meeting to adjourn, Deb seconded the motion. Motion was voted on unanimously. Meeting adjourned at 9:27 pm