

Starwood Association Board Meeting Minutes

October 20, 2020

- 1) The meeting was called to order at 6:00 by board president Jim Porter. Roll call was taken, board members present included Vice President Tina Galloway, Secretary Geri Wildenberg, Treasurer Deb Garley, and Member at Large Cheryl Pierce. The meeting was held as an online video/audio conference using the Zoom platform.
- 2) Approval of the September 2020 minutes: Board members had not had a chance to review the minutes prior to the meeting. Subsequently, the minutes were reviewed and approved by all board members.
- 3) President's report: Starwood elections are coming up in December. The positions held by Jim Porter, Tina Galloway, and Deb Garley are all up for re-election. All three candidates have indicated their willingness to serve another term.
- 4) Vice-president's report: The front fields have been harvested. Currently discussing whether to plant a fall/winter crop.
- 5) Treasurer's report:
 - a) As of Sept 9, 2020 the Wells Fargo account has \$66,463.05 and the Reserve Funds hold \$269, 644.47 for a total of \$336,107.52. The detailed report can be found on the Starwood website. \$10,000 was moved from the reserve to Wells Fargo to pay for the Roads Study and the Reserve Study.
 - b) Starwood's tax return was filed two weeks before the extended deadline. Zero taxes were due as a result of correcting the auditor's mis-perception of the RV Park as a money-making operation. Starwood is a Mutual Benefit Non-Profit.
- 6) Secretary report: Nothing to report.
- 7) Member at Large report: Nothing to report.
- 8) Committee reports
 - a) RV committee: The RV Park is 98% full, only two spaces are open, one 30 foot space and one 40 foot space. No one is on the waiting list. Harry sprayed the weeds and the tumbleweeds will be picked up.
 - b) Landscape report: The road shoulders have been trimmed back to prepare for new gravel. Once the gravel is laid it will be compacted to help prevent road degradation.
 - c) ARC report: 5 approvals given in the last month. 3 house re-painting, 1 window replacement, and 1 tree removal and planting.
 - d) Safety committee: Fire fuels reduction has gone well this year. We've taken care of protecting the north side of Starwood. We are budgeting \$14K in the 2021 budget to take care of the South side of the neighborhood in early Spring.
- 9) Old Business
 - a) Fields and common ground (VP): We're working on a plan for next year. 2020 was a good year for the front fields.
 - b) Green Recycling area Burn (Pres): Will be burning the pit this Saturday. Plans for burning the brush piles are still being developed.
 - c) Green Dump boxes (Pres): Next season we will keep the second box longer to allow for fall clean up and folks who are edging their lawns.

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- d) Roadway and Shoulders graveling (Pres): Next Monday new gravel will be placed along the roadside edges to strengthen the road shoulders. Also plan to gravel the parking areas for Galaxy Park.
- e) Collection Policy (Pres/Treas): Jim sent Deb's draft collection policy to the lawyers for review.
- f) Snow Plowing for 2020-21 Season: Tina asked who will be plowing Starwood this coming winter. Jim said CMI/Julien have 3 plowing companies on retainer. He will double check and confirm process for requesting a plow to come through.

10) New Business:

- a) Galaxy Park hours (Pres): Last month, we approved a sign establishing park hours. However, the Board needs to approve those hours by creating a rule. Jim moved we make a rule that Galaxy Park is closed from 10pm to 5am. Deb seconded. There was no discussion. The board vote was unanimously in favor of the rule.
- b) Replacement of Table in the Dog Park (Sec): Jim proposed we purchase a new picnic table and a park bench, both made out of durable materials or metal, for the Dog Park costing no more than a total of \$1000. Deb seconded. There was no discussion. The board voted unanimously to spend no more than \$1000 to purchase a new picnic table and a park bench for the dog park, both out of durable materials or metal.
- c) Discussion to set general goals for the policy on encroachment. (Pres): Jim led a discussion to get input from the board members regarding guidance that should be given to the encroachment committee. Each board member was asked to give their top 3 priorities.
 - i) Jim – 1. Structures or fences that block common use should be immediately removed. 2. Evaluate other encroachment with regards to whether it decreases fire threat. 3. Use 2 year permits judiciously. 4. Resolve the encroachment issues without litigation.
 - ii) Tina – 1. Structures must be removed. 2. Landscaping is different. 3. Be caring about neighbors. Be respectful. Be consistent but use discretion.
 - iii) Deb – 1. Very impressed with the mapping system used by our lawyers as it's important to identify the encroachments using a fair process. 2. Wants to focus first on back lot line encroachments, then roadways at a future point. 3. Irrigation of common land is a violation. 4. There is a burden of proof, and Starwood needs to hire a surveyor. 5. Expressed concern over 2 year permits.
 - iv) Geri – 1. The term "structure" needs to be defined, as it can mean different things to different people. Ask our lawyers to define it. 2. Encroachments which block views need to be dealt with. 3. The approach needs to be fair. Any encroachment that results in a homeowner having exclusive use of common space is not fair, regardless as to whether it is due to a structure or landscaping or "hardscape".
 - v) Cheryl – 1. Structures on common ground need to be removed. 2. Grass in common area is a tough issue. It keeps people from using the common area, as it feels as though you are in someone else's yard. 3. Aspens planted in the common

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area are a problem as their roots get into the sewer lines and laterals. 4. We need to be friendly and respectful. 5. We should resolve this without litigation if we can.

Jim will summarize the goals, send to board members for review, and they will be discussed at the November meeting. Jim will send the attorney's map to the board as well.

11) New business from board members

- a) Deb reminded everyone that October is budget month. The 2021 budget has been drafted and will be sent out for review so that it can be voted on at the November meeting. If assessments increase, need to send out notices to residents in December.
- b) Deb made a case for hiring a Starwood Property Manager, someone who would be available during normal business hours to handle Starwood business issues. Deb will prepare a summary of the responsibilities and estimated cost.
- c) Deb asked if we need to reserve a location for the January 2021 Homeowners meeting. It was agreed it will be an online meeting due to COVID.

12) Open floor for new business and discussion.

- a) Ray Jones said he's seen a lot of boards and gave kudos to this board for working the issues, especially the treasurer. He was impressed with how she stepped in and put things back together.
- b) Ray Jones also expressed concerns about encroachment. He said when he built his house, he had a view of the desert. His neighbor's encroachment of a lawn now includes lighting and a deck and has a negative effect on his quality of life.

13) Deb moved to close the meeting, Cheryl seconded. The board unanimously voted to close the meeting at 7:52.