

Starwood Board of Directors

Monthly Meeting Minutes

March 16, 2021

- 1. Roll Call: Jim Porter, Tina Galloway, Deb Garley, Geri Wildenberg and Cheryl Pierce all present, meeting was called to order at 7:30, meeting was held with a zoom platform.**

- 2. Adoption and approval of the minutes for February business meeting: Geri made a motion to approve February meeting minutes Tina seconded, minutes were approved unanimously. Deb made a motion to approve January's minutes Geri seconded the motion, minutes were approved unanimously.**

- 3. Vice President report:
Nothing to report.**

- 4. Presidents report:
Nothing to report.**

- 5. Treasurers report:
Deb Garley reports we have \$342,126.43 total funds in the bank. Operating funds this month are \$7916.77.**

- 6. Secretary's report:
Cheryl reports that she is working with Kami and Annette on logging in and posting things to the web site.**

- 7. Member at large:
Geri has nothing to report.**

- 8. Committee reports:**
 - a. RV committee: Jeannie reports that the RV park is full and there are 8 people on the waiting list. She also reports that Harry is working on getting an estimate together for a RV coral expansion. Deb mentioned doing a feasibility study.**

- b. **Landscape report:** Jim reports that there is a plan to put more gravel on the trail at galaxy park and Scott is working on cutting out some grass that has overtaken part of the trail.
- c. **ARC report:** Aaron reports that since last meeting in February there have been 4 ARC reviews. Two requests for fencing both that met all ARC requirements. One review for house paint color and one for deck repair project.
- d. **Safety Committee:** Jim reports that there was an incident in the neighborhood of a girl, approximate age of 18 coming to the door of a resident and asking for a band aide. In the midst of the contact the girl ran off and was followed but was lost in the dark. Jim encouraged anyone with this type of contact to report this type of activity to the police. This type of contact could be a type of prank scoping out properties for items to come back and steal.
Geri also mentioned the safety issue that has previously been brought up regarding exiting and entering the neighborhood off Tumalo road. Geri is going to write a letter to the commissioner to see if the neighborhood could get some assistance on signage for reduced speed or possibly a turn lane.

9. Old Business:

- a. **Fields:** Tina reports about a, much needed, updated irrigation system. Our current system is not efficient and is a deterrent for farmers to get involved in farming the property. Also, the current system is very taxing on our very generous neighborhood volunteers. The current system requires volunteers to set up and take down the hand line at least three times during the season, and this is very time consuming, hard work. An evaluation of the irrigation system by NRCS proposed that a wheel line design would suit our farming needs much better. Tina presented some price estimates on new wheel line set up \$28,000 - \$40,000 or a used system around \$25,000. This system would need 3 movers to move the pipes. She also proposed that selling some of our existing hand line to offset the cost of the wheel line \$4000-\$8000.
There also was discussion about the reserve study and there might have been an oversight of not including this in the reserve study. So, Deb and Tina will work together with Schwint on the financials of this project.
Community member offered resistance to this plan stating that spending money on this system would not necessarily guarantee a farmer.
Jim proposed that we approve \$25,000 for irrigation improvements, Chery seconded motion. Motion was passed unanimously.
- b. **Green recycling:** discussion about adding a second dumpster. It was agreed that people will soon be doing more yard projects and the second container will be needed. It was decided that a second container will be added, Jim will contact republic service in the following week to arrange this.
- c. **Trail Committee:** Heidi and Jim have been working on the trails and a plan to have a map that can be posted and added to the web site. They will need some volunteers to help remove some sage brush and some community members at the

meeting volunteered to help with this. The trail committee aspires to add signs, benches, dog stations and maybe a platform for community members to set up their telescopes in the future. There also was brief discussion about land on the map that could be used for a community garden and a 4-H area. Some of these area's also have access to avion water, and also designated for irrigation water.

- d. Report on external property line re-alignment: nothing to report.
- e. Wildfire fuel reduction update: Jim reports that he has had several community members contact him regarding the number of trees that have been removed and how many more trees need to be removed. Jim discussed that Scott is following the guidance and recommendations of the grant. Jim expressed that the idea of this project is to protect our community from wildfire. Which has been a major issue here locally and even neighboring towns that were, completely destroyed by wildfire. Jim also discussed some involvement with homeowners. If there are decisions that have to be made about trees that need to be removed close to their property lines.
- f. Goal setting: nothing to report.
- g. Review for consideration of the following policy/motions/resolutions:
 - i. 2nd Review for adoption of the encroachment resolution
 - 1. There was a discussion and board members want the lawyers to deal with locating and contacting encroachers.
 - 2. After a member has received a documented notice they are in violation and encroaching on to common ground, how much time should they be given to respond to the association with a plan.
 - a. 30 days to respond to encroachment without punitive damages.
 - b. Time frame of 3 months with a signed contract from homeowners and contractors.
 - 3. When should "the clock" start on the fee? Jim will clarify this with the lawyers.
 - a. Fee amounts agreed on:
 - Minor \$100
 - Significant \$200
 - Major \$300

10. New Business: none

11. Open to the floor: nothing

12. Cheryl made a motion to adjourn the meeting, Geri seconded motion, meeting was adjourned at 9:26 pm.