

# Starwood Board of Directors

## Monthly Meeting Minutes

**December 19, 2023**

1. Roll call: Jim Porter President, Tina Galloway Vice President, Deb Garley Treasurer, Cheryl Pierce Secretary and Geri Wildenberg Member at Large all present.

2. Review and approve the meeting minutes for November. **Jim makes a motion to approve the meeting minutes. Tina second the motion. All board members voted in favor of the motion.**

3. President's report: Jim reports that CMI indicates there are 26 violations, 17 violations are resolved, 3 have agreements to resolve the issue and 6 violations are in process. CMI initially agreed to evaluate violations in the RV coral, but they underestimated how time consuming it was. We are going to transition into the RV coral managers sending violations to CMI to manage. We will try this for 6 months to see how it works.

Jim reports that the Hunnel Road project is 80% paved. The next portion of this project will be on this end of Hunnell Road and will require fence work replacement.

4. Vice-Presidents report: Tina has nothing to report.

5. Treasurer's report: Deb states she will get the report to us next week.

6. Secretary's report: Cheryl reports that she purchased and delivered the spray gun and paint to Dave for the RV coral. Cheryl also reports the CC&R has only one amendment and it is not posted on the web site. She will work with Annette to update a portion of the web site.

7. Member at Large: Geri has nothing to report.

#### 8. Committee Reports

a. RV committee: Dave reports there are two 20-foot spaces open. Dave also reports that there was one inquiry to rent a space, but they were not a member of the association and were turned down to rent a space. There were 9 alarms and all of them were false alarms. The false alarms are from the front gate sensors. On December 27, 2023, a company is coming out to evaluate the sensors.

b. Landscape report: Jim reports that this is a quit time of year for landscaping. After the holidays Scott will be working on some tree removal.

c. ARC: Aaron reports there was one request for window replacement that met the ARC standards and was approved.

d. Safety committee: Nothing was reported.

## 9. New Business

a. Appeals/Extension request:

i. Cardwell-ARC completion extension. **Jim made a motion to allow Harry and extension till April 1 to complete removal of his fence posts. Geri seconded the motion. All board members voted in favor of the motion.**

ii. Barrett-RV Park extension request. **Jim made a motion to allow a 90-day extension to remove commercial vehicles from the RV coral. Cheryl seconded the motion. All board members voted in favor of the motion.**

Jim will notify CMI of these motions for extension.

b. Approval of new collection policy: Deb discussed the legal document for collections. In prior years collections were intermittent. This new policy will help keep our collections up to date. A note will be added to billing regarding this document, and it will need to be added to the web site.

c. Review of the 2024 budget: Deb discussed the reserve and budget. There will not be a fee increase this year. **Tina made a motion to approve the budget. Geri seconded the motion. All board members voted in favor of the budget.**

d. Irene-member of the association made a presentation to the board to add benches along the paths for a resting area along long stretches of path. Nothing was decided on this presentation but several concerns regarding cost, where the benches should be

located, the material of the benches and how many benches should be purchased. A suggestion for starting this project with just two new benches.

## 10. Old Business

a. Camera for Green Recycle: Jim reports that there will be a \$20 monthly fee for iCloud storage. If this system works, we will get one for the RV coral.

b. Discussion/approval for new entry and security system for RV park. Dave reports that we will need 81 cards for entry into the RV coral. Dave plans on getting 100 and if anyone wants an extra card, they cost \$5.50. With this new system the monthly cost will not go up. **Tina makes a motion to approve the RV coral updated system. Deb seconded the motion. All board members voted in favor of the motion.**

## 11. Open the floor to the members:

- A member asked if there are some Firewise guidelines for members of the association to manage fire risk in the common area adjacent to their property. It was discussed that some more Firewise information would come out in the spring.
- A member of the association added that some people that live off Valeview road have indicated that there is a raccoon issue.

12. Move to close the meeting: **Jim motioned to close the meeting. Deb seconded the motion. All board members voted in favor of the motion.**