

Starwood Annual Homeowners

Meeting Minutes

January 20, 2024

1. Roll Call: Jim Porter president, Tina Galloway vice president, Deb Garley treasurer, Cheryl Pierce secretary and Geri Wildenberg member at large all present.

a. Affirm a quorum has been reached:

20 % quorum was met.

64 ballots submitted which is 36% turnout.

Cheryl Pierce received 63 votes in favor, 1 write in vote.

Geri Wildenberg received 63 votes in favor, 1 write in vote.

Retaining surplus funds 62 votes in favor.

2. Approve December meeting minutes: **Geri made a motion to approve the meeting minutes, Tina seconded the motion. All board members voted in favor of the motion.**

3. Treasurer's report: Jim read the report and account balances. This report will be posted to the website. Deb also added that she uses a quick books file for taxes. This quick book file can be posted to the web site if anyone is interested in seeing this prior to the book closing. Deb is available for financial questions.

4. Open floor to Members:

Larry from the sanitary district discussed that system 4 construction project was completed in October. There was one alarm, with some adjustments the problem was resolved. The sanitary district is looking for board members. If anyone is interested or has questions, please contact Larry.

5. President's report: The RV Park realignment has gone well. There was a new encroachment issue that was resolved with an agreement to correct the encroachment. Tree cutting and removal will continue this year.

6. Vice President's report: Tina commented that she was happy with the snow removal.

7. Secretary's report: Cheryl is working on a date to reschedule the food drive.

8. Member at Large Report: Geri is planning on making a Starwood bird list. She plans on working on cheat grass control in the fall.

9. Old business Update:

a. Trees on the neighboring ranch can't be cut that are next to our property because it's considered a reserve. This is a potential fire risk problem. Tina also volunteered to help with this.

b. RV part review of 2023, realignment, and security: The RV Park will get a card reader February 19, 2024. If members want an extra card, the cost is \$5.50. Dave and Shirley will work with Cheryl to get notification sent out prior to this work. February 20-21 Dave and Shirley will be handing out scan cards at their house. They will be available on the following Saturday for anyone that can't get their cards on the 20-21. They will also post on the Starwood neighborhood Facebook page about the project. A new lock combination will be available when the new cards are handed out. New beam sensors will also be replaced at the same time as the other work is done. Jim got a card for I-cloud storage for the yard debris camera. Deb recommended getting all the receipts for this project to Geri and if anyone wants to buy an extra card write a check to Starwood Association.

c. Status of the front fields for 2024: Tina drafted an agreement that was the same as the last contract with the exception that there will be more of a heavy burden on Starwood volunteers to manage the irrigation. Tina is getting quotes for a 7.5 horsepower water pump. Tina will also get a quote to have a rebuild done on the old pump to act as a backup.

10. New Business: none

11. General discussion on board goals for 2024:

Jim will work on some competitive quotes for crack seal, work with Deb on the reserve fund review, fire wise and tree removal.

Tina is working on getting a pump purchased and getting the contract signed by the farmer and a long-term farm commitment. She is also going to work on grants for weed management.

Deb is working on the reserve study this year.

Cheryl is going to work with our web site designer to get the web site updated. Working on the constant contact list to make sure it is up to date and getting the food drive rescheduled.

Geri is going to work on cheat grass spraying planned for the year.

Irene also states that she ordered dog poop bags and they seemed to be inferior. She called the company, and they are sending out new bags.

12. Move to close the meeting: **Deb makes a motion to close the meeting. Geri seconds the motion. All board members voted in favor of the motion.**

Meeting is opened for Selection of principle officer of the board for 2024:

Jim makes a motion for Tina to serve as Vice president. Geri seconded the motion. All board members voted in favor of the motion.

Jim makes a motion for Deb to serve as Treasurer. Tina seconds the motion. All board members voted in favor of the motion.

Cheryl makes a motion for Geri to serve as Member at Large. Tina seconds the motion. All board members voted in favor of the motion.

Cheryl makes a motion for Jim to serve as President. Tina seconds the motion. All board members voted in favor of the motion.

Jim makes a motion for Cheryl to serve as secretary. Geri seconds the motion. All board members voted in favor of the motion.

Deb made a motion to close the selection of principle officer portion of the meeting. Jim seconded the motion. All board members voted in favor.