

## **STAR HARBOUR 2025 ANNUAL MEETING MINUTES (DRAFT)**

Date: 04.14.2025

Scheduled Time: 6pm to 7pm

Location: Heber Valley Police Station + virtually via Zoom

### **Call to Order**

The President of the Board called the Annual Meeting to order @ 6:06 PM

### **I. Established Quorum**

Jeff Swigart requested confirmation of those present in person and via proxy.

#### **A. Present in Person(9)**

Board Members Present:

Mark Shea, President

Jennifer Horner, Board Member

Board Members Excused: Kelly Link, Board Member

Owners Present: Mike and Kit Kosakowski, Jennifer Barker, Jeff Harding and Chelsey Anderson, Sam and Hilary Wilson, Lori Libby, Karl and Chris Goerke, Joshua Horner

#### **Present by Proxy: (11) Proxies**

Scott and Kristine Prugh, Leeto Tlou/Charlene Barndale, Paul and Jill Ziter, Craig and Delia Reece, Nathan and Kelly Link, Beverly Horner, Jack and Sharon Daggett, John and Dina McAndrew, John and Andrea Wyson, Herbert Kinnier, Julie Bruce

#### **Also Present via Zoom**

Jeff Swigart, Jack Daggett, Beverly Horner, John McAndrew, Ben Neff, Russ/Herb Kinnier

### **II. Approval of Minutes from 2024 Annual Meeting**

Jeff Harding made a motion to approve. Sam Wilson seconded the motion.

2024 Annual Meeting Minutes approved.

### **III. Financial Review**

Board summarized budget and finances

- 1) Dues Collected in 2024 \$14,400; No delinquencies
- 2) Actual Operating Expenses 2024 \$10,718
- 3) Reviewed Proposed Budget 2025
- 4) All 2025 Dues Paid; \$14,400 paid in full - No delinquencies

Community Member asked why the insurance premium increased and the name of the HOA insurance carrier. Board noted the change in premium was due to an increase in D&O coverage amounts and

committed to follow up with the insurance company name.

Kit Kosokowski commented on how the payment of the Architect is facilitated. Architecture Committee will follow up with Saralee, the Architect, to confirm details of the payment arrangement moving forward.

Mike Kosokowski expressed concern over the current association's financial balance in that it was too large a surplus and the monies should be shifted into a reserve fund. Board mentioned the future costs for the detention pond cleanup and signage for the community. The HOA will look into establishing a reserve account.

Board reviewed the landscaping/snow removal line item in the budget. With extra funds in the landscaping budget left over 2024/2025, the Board addressed the need for snow removal within the community by testing Amigo Property Management for one clearing at the end of the season. Some owners noted they'd prefer to do the snow removal on their own and highlighted certain sidewalk/driveway areas were missed; others liked the service and want it to continue.

The Board has earmarked additional funds for 2025-2026 snow removal and will ensure high quality service. The Board committed to send out a survey to owners on the service and service provider.

#### **IV. Lot 29 Construction Update**

Mark Shea, owner of lot 29 gave an update on the delays experienced with his build. At the time of the meeting, the build was 33 months in the making. Mark mentioned that the ongoing delays are due to the builder falling seriously ill, and the impact of Covid-19 upon supply lines, labor etc.. Which then led to rising costs which caused the project to move from a cash build to a loan which was also challenging to obtain due to the project having already been started as banks typically finance home construction projects from their inception so the owner had to find a qualified lender who would agree to finance a project. Thus, the loan approval has taken longer than anticipated. He noted the loan is expected to be secured within a week or two and he committed to finishing up the project as soon as possible. He also noted that the Link's home suffered similar Covid-19 delays which delayed their building schedule which ultimately took 33 months to complete.

Jeff Swigart asked if Mark would step aside in regards to running for the Board due to a conflict of interest with his build not being completed in the agreed upon timeframe.

The delayed build was debated for the majority of the meeting. Members discussed the importance of holding new builds to tighter timelines and how to properly manage and hold accountable builds that extend beyond the specified time frame. Members discussed many ideas related to homes being built or to be built in the future, some of which were to institute a strict timeline, fee and detailed milestones schedule. Also discussed as to lot 29, was overall site clean up, the addition of LOD fencing, the removal of rebar, the removal of the skid steer and attachments when possible or not in use, and to safely secure the trench. The Architectural Committee will follow up with Lot 29 as to these items.

#### **V. Community Build Updates**

- A. Lot 2 New home plans approved and submitted to Wasatch County with construction expected to commence this summer.

B. Lot B New home plans submitted and are in design approval process

Kit Kosakowski commented that there are errors in the Star Harbour CCRs and associated Plats.

## **V. Homeowner Open Forum**

- Members discussed the recently removed utility easement and the still existing trail easement. • Keetley Square commercial space with office space, restaurant and grocery will be an exciting set of services within walking distance and is expected to be completed in 2026. • Keetley Ridge residential townhomes and single family homes are progressing very quickly and will most likely have many of the homes ready for move in this year.

## **VII. Election of Officers**

Voted in board members with 16 votes for Mark Shea and 17 votes for Kelly Link and Jen Horner.

Motion to Adjourn by Mark Shea. Seconded by Sam Wilson.

Meeting adjourned at 8:07 PM