

STAR HARBOUR ESTATES HOMEOWNERS ASSOCIATION  
ANNUAL MEETING  
November 18, 2021

Minutes of the Annual Meeting of the Star Harbour Estates Homeowners Association, Heber City, Utah, held at the Heber City Police Station in Heber City, Utah on the 18th November, 2021.

I. CALL TO ORDER

- A. Ben Neff called the meeting to order at 6:20pm

II. OFFICERS IN ATTENDANCE

- A. Ben Neff
- B. Jill Ziter

III. ELECTION OF BOARD OF TRUSTEES

- A. Quorum established
- B. Candidates introduced themselves
  - 1. Jen Horner
  - 2. Craig Libby
  - 3. John McAndrew
  - 4. Jill Ziter
- C. Election results announced for Board of Trustees 2022
  - 1. Craig Libby
  - 2. John McAndrew
  - 3. Jill Ziter

IV. FINANCIAL REPORT/DUES

- A. Ben Neff reviewed budget for 2021 and proposed 2022 budget.
  - 1. Dues increased to \$400 annually
  - 2. Reserve balance \$16,000

V. LOT A DETENTION POND

- A. Star Harbour Estates is responsible for 25% of the upkeep/maintenance of the Lot A detention Pond which is estimated to be \$10,000-\$13,000 (of which SHE will be responsible for approximately \$3,250).
- B. The pond appears in good condition currently, but may require maintenance in the next year or two.

VI. SIGNAGE CONCEPTS/ WEBSITE MANAGEMENT

- A. Jill Ziter presented 2 concepts for community signage.
- B. Additional bids will be sought and when signage is selected and approved a special assessment will be proposed to pay for the signage. Two signs will be commissioned to be placed at the top of Alpine Ave near Lot 33 and the other will be located at the lower end of Alpine Ave near Lot 35. Research will be done to insure signage adheres to local rules and regulations.
- C. Jill asked if anyone in the community would like to help with the Star Harbour website to please contact her.

VII. LAWSUIT UPDATE

- A. John Morris described some of the history of the pending lawsuit as well as a recent settlement agreement sent to the plaintiffs on November 18, 2021.

VIII. JEFF HARDING/CHELSEA ANDERSON

- A. Chelsea Anderson requested to speak to the Association to provide a status update of the lawsuit. As a result of the settlement agreement being sent today (November 18, 2021), she explained they have been waiting for this response since April.

IX. WAYS TO PROTECT FUTURE LAWSUIT ESCALATION

- A. Josh Horner asked how the Association can avoid future events/disputes from escalating into lawsuits. He proposed possible addition(s) to CC&R's may help to prevent future

Board of Trustees from making decisions on their own without bringing the situation to the attention of the Community.

The annual meeting was adjourned at 7:40pm.