

STAR HARBOUR ESTATES HOMEOWNERS'
ASSOCIATION ANNUAL MEETING
DECEMBER 15, 2022

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 15th December, 2022.

- I. CALL TO ORDER
 - A. Craig Libby called the meeting to order at 6:04
 - B. Approved prior year's annual meeting minutes
- II. OFFICERS IN ATTENDANCE
 - A. Craig Libby
 - B. Jill Ziter
 - C. John McAndrew
- III. LITIGATION UPDATE
 - A. John Morris
 - 1. Entered into settlement agreement in September
 - 2. HOA to fix the declaration amendment
 - 3. Plaintiffs to fix plat
 - 4. Draft of Declaration Amendment sent today to board for review
- IV. MIDA UPDATE
 - A. Heather or Ashley
 - 1. Couldn't attend
 - 2. Board shared the MIDA deck and will email to owners
- V. BUDGET REVIEW
 - A. The Board reviewed budget for 2022 and proposed 2023 budget
 - 1. Dues remain at \$400 annually
 - 2. Reserve balance ~\$33,000
 - 3. Discussion on how to pay for special projects: annual dues vs. special assessments
 - 4. Discussion on lot owners maintenance
 - 5. Cognizant of xeriscaping in the future
 - 6. Deferred vote on sign project until spring in hopes of lower materials cost
- VI. WATER RIGHTS ADJUDICATION
 - A. Utah Division of Water Rights sent out a notice
 - B. Owners weren't required to do anything; JSSD filed their water rights for the municipal system
- VII. PERIMETER TRAIL UPDATE
 - A. Added a parking lot area and some restrooms
 - B. They're grooming trails in the snow
 - C. Take a photo of your state park pass and have it on you as rangers will begin checking
- VIII. DETENTION POND UPDATE
 - A. \$13,500 to maintain pond
 - B. Ownership split:
 - 1. Fox Bay 47%
 - 2. SHE 25%
 - 3. Commerce Park Parcel 28%
 - C. Working through this on starting from scratch on agreement/responsibility
- IX. ELECTION TIMING
 - A. Hold off on elections until spring, around the time of voting on Declaration Amendment
 - B. Hoping to implement staggered board for continuity
- X. OPEN DISCUSSION
 - A. Special thanks to Lori for being chair of AC; stepping down 12/31/2022
- XI. Meeting Adjourned at 7:01 PM

