

STAR HARBOUR 2022 BOARD MINUTES

Location: Jill's House
Date: June 23rd, 2022
Time: 10:00 am
Facilitator: Craig Libby

Agenda Items

10:00 – 10:05

Called meeting to order (all board members present) and reviewed agenda items

10:05 – 10:50

Current Business

- ☐ Reviewed SH HOA Financial Statement Review (Jill & John)
 - Q: Do we need our treasurer in board meetings? Jill to ask if he wants to attend
- ☐ Annual Dues Notice Collection Platform & Process (John)
 - Zelle (John)- Reminder starting 3Q
- ☐ Litigation Status, Discussion and Board Guidance (Craig, All)
 - Settlement status- Both options sent to plaintiff as of June 20th. They have 10 days to respond.
 - CC&R edit- Board to make a list of all changes needed for rewrite. Will provide to Craig for consolidation then will send to John Morris
- ☐ Common area landscaping (Jill). No issues. Discussion on asking lot owners if they want a flat fee for cutting the first

2 ft of their lots. Estimated need of 2-3x per season. May add to newsletter

- ☐ Sign progress (Jill). Jill is getting a second bid. Additionally, reducing steel from 2" down to 1" which should reduce the sign cost
- ☐ Street light progress (Jill). Jill to reach out to contractor of second sign bid to see if they could also change light post shades to direct light more downward, which would be much cheaper than the cost of new light posts
- ☐ Noxious weeds on empty lots & cleanup (Jill). Most lot owners addressing noxious weeds. How to properly address may be a topic for the next newsletter.
- ☐ Website & Outlook Email Updates (John)
 - Property owner directory: What have we decided? (Jill)- Access to directory will be as a vote during the annual meeting
 - Directory- ask via newsletter and special email will go behind owners portal
 - What type of contact info: email only, phone number, etc.
 - Interests?
 - Put behind owner portal
 - Keeping property owner information up to date and give access to send out social event emails to social committee (John)- Social committee has access to all property owner emails and will provide social updates directly as well as posting some in newsletter
 - Archiving newsletters (John)- John to post on website
- ☐ Craig Meet & Greet Property Owner status (Craig)- No new meet and greets. Craig to reach out one more time to new property owners. Remaining

owners encouraged to set up time. Will post once more in the newsletter

10:50 – 11:25

New Business

- ☐ Architecture Committee Update
 - Lot B status and next steps (Craig)- Craig to follow up with Redus
 - Getting guidelines to new property owners (Craig). Planning to publish “how to avoid letters from the HOA” in the newsletter
 - Lot 29 set to dig. Not sure when- No new information
 - Lot 2 sold
 - Zero scaping- Newsletter item from the AC committee
- ☐ Social Committee Update- Craig has newsletter input and will publish
- ☐ Surrounding Area Development Committee Assignments to Board Members (Craig)- No substantive news re: other area boards. Newsletter will include latest on MIDA development
- ☐ Summer Newsletter (Craig)
 - Same standardized format as we did for Spring edition
 - Planning to add some specifics re: MIDA and Mayflower
 - Will reiterate JSSD filing water claims on everyone’s behalf. John, is there a way to get confirmation from JSSD that they did it?
 - Thinking about providing update on litigation status

10:55 – 11:00

Review actions, assignments, and due dates

Switch over Chase- John and Jill to switch over in August so Zelle can be used

Craig to include latest on MIDA development in newsletter

John to provide water guidelines so it can be added to newsletter

John to follow up with JSSD to get written confirmation they filed water rights to the state

Board to add a regular line item for board meetings to ensure property owner contact information is always uptodate

Board will provide a separate email to all property owners re: litigation status as soon as we hear back from plaintiff. Additionally, board will set up a Zoom call for property owners so the HOA attorney, John Morris, can provide context, where the litigation stands and to answer questions.

11: 00 Meeting adjourned.

Additional information, Notes, Comments