

STAR HARBOUR 3Q22 BOARD MINUTES

Location: Jill's House
Date: September 24th, 2022
Time: 10:00 am
Facilitator: Craig Libby

Agenda Items

10:00 – 10:05

Craig called meeting to order at 10:07am and reviewed agenda items

10:05 – 10:50

Current Business

- SH HOA Financial Statement Review (Jill & John)
 - All tax items and bank statements sent to accounting firm in Park City
- Annual Dues Notice Collection
 - Notices to be emailed out on or before November 1st
- Post Litigation Steps, Discussion and Board Guidance (Craig, All)
 - Property owner notification
 - Email by early October (need to coordinate with John Morris on language)
 - Schedule Zoom call with John Morris for mid to 3rd week in October to briefly go over settlement and answer questions
 - CC&R edit
 - Areas/themes (no language) submitted to

John Morris for draft inclusion:

- Required changes in reference to lots 8 & 9
- 1 vote per lot (Alpine Condo association has more votes currently)
- Staggard board position terms to ensure continuity and knowledge
- Language to prevent corporations from owning and then fractionally selling properties (ie. Pacasa)
- Clear language against short term rental
- Clean up of all misspellings
- Any more clarity needed for architectural guidelines?
- Common area landscaping (Jill)
 - o No need to spend more money as season is ending
- Sign progress (Jill)
 - o Latest bid way too high (~\$28k)
 - o All bids so far range anywhere from \$10k to \$28k
 - o Update to and feedback from property owners during annual meeting. Most likely not ready for property owner vote
- Street light progress (Jill)
 - o Still just looking at options. Costs still need to be determined
 - o Status update to property owners during annual meeting. Not ready for property owner vote
- Noxious weeds on empty lots & cleanup (Jill)

- Reviewed Senske proposal especially potential cost of pre emergent treatment
- Will be on the annual meeting agenda for vote by property owners
- Website & Outlook Email Updates (John)
 - Property owner directory
 - Jill will loop in with annual dues invoice
 - What type of contact info: email only, phone number, etc
 - Interests?
 - Put behind owner portal
 - Keeping property owner information uptodate
 - Board has updated directory

10:50 – 11:25

New Business

- Scheduling date for annual HOA meeting
 - Recommend on or about December 15th
 - December 15th 6-9pm
 - May not need 3 hours, but depending on CC&R discussion we want everyone to be flexible
 - Jill to schedule same police station location
 - Need to ensure AV, ZOOM and related equipment all up and running well before meeting start so as to minimize disruptions
 - CC&R vote (contingent on if there is enough time for property owners to review and comment (really want 30-45 days which puts us at having edited draft in

property owners hands no later than November 1st if possible)

- Architecture Committee Update
 - Lot B status and next steps (Craig)- Did not contact Redus yet. When Lots 8 & 9 are refiled with county on replat can we include lot B at the same time?
 - Lot 29 construction blocking- Lori contacted county who came out and assessed, said it was temporary. Lori still waiting for written guidance from county.
 - Zeroscaping- Not sure what might need to be added to architectural guidelines if anything in new CC&R
- Social Committee Update- None
- Surrounding Area Development Committee Assignments to Board Members (All)
 - Craig provided reminder that each board member needs to regularly review agendas of assigned areas and if pertinent to Start Harbour, to please try and attend meetings if possible. If attending, please let other board members know anything relevant to Star Harbour
- Fall Newsletter (Craig)
 - Planning to add some specifics re: MIDA and Mayflower
 - May add Wasatch County and surrounding area construction updates or at least sources so property owners can easily find
 - Will reiterate JSSD filing water claims on everyone's behalf. John, to get written confirmation from JSSD that they did it
 - Remind about no street parking as snow plowing will start
 - Remind everyone that the committees and board are

volunteers to serve the
community- Be nice

11:25 – End

Review actions, assignments, and due dates

Additional information, Notes, Comments

Lot A – Detention pond. Fox Bay 50% responsible. Craig to send out email to Fox Bay HOA president (Linda). Star Harbour 25%.

John- Find out details on finishing trailhead of Perimeter trail with state park

Question.... to potentially add to CC&R edits- Need clarity re: new Utah state law (formerly H.B. 82 <https://le.utah.gov/~2021/bills/static/HB0082.html>) on renting rooms at primary address. Does the property owner need to be physically living at the property while the room renter is there or is there a loop hole that a primary residence is six months and one day but the owner is not there while the room renter is staying there?