

Star Harbour Board Meeting
March 29, 2022
10:00 am
Jill Ziter's Home

10:05 – 10:07

Called meeting to order and review agenda items. Craig Libby, Jill Ziter, John McAndrew all present.

10:07 – 10:50

Discussed Current Business

- ✓ SH HOA Financial Statement review tabled. Jill sent current balance of \$28,127.27 via text next morning
- ✓ Annual Dues Notice Collection Platform & Process : Information will be sent in 3Q newsletter plus John to introduce at annual meeting
- ✓ Litigation Status, Discussion and Board Guidance (All)
 - Settlement status: Craig provided latest to board members. Craig to meet with John Morris and Paul Theirgartner (CAN Insurance). Craig to follow up with board after call
 - CC&R edit: Craig stated edits are still due to property owners for review and comment by April 30th. More to follow after Craig discusses with John Morris.
- ✓ Website Updates (John)
 - John to add section for Addition of surrounding

area development & local government links

- John to add newsletters to archive
- Board discussed using SH email address vs. our personal email address. Settled on one for board, one for the AC committee and one for the social committee. Communications will come from SH email address vs. personal email addresses going forward
- ✓ Craig Meet & Greet Property Owner status (Craig): Craig provided progress to date. 13 property owners met so far. Craig to provide one more reminder and open invitation in upcoming newsletter to meet if property owners so choose

10:50 – 11:25

Discussed New Business

- Architecture Committee Update
 - Board discussed Lot B status and next steps. Craig to contact Redus re: filing plat, timing and if we can file with county at the same time as the lot 8&9 re-plat
 - Getting guidelines to new property owners: Lori to provide Craig so we can add to newsletter, as well as an email
 - Lot 29 approved for construction: No

additional word on timing
on start date

- Lot 2 pending sale: Jill stated title company contacted her for standard HOA information, which she provided.
- Lot 12, 25, 26 sold. Craig or Jill to reach out to new homeowners at some point. Discussion was more around who purchased
- Both sides of duplex now long term rentals: Owner closest to Jill reached out and provided her a key and codes to get in if needed. Owners put property in long term rental pool looking for 9 month lease. No renters to date
- Social Committee Update: Craig provided brief update on first event held at Melvin's. Kelly and Chris will run social committee with future events in the works
- Surrounding Area Development Committee Assignments to Board Members Craig provided a detailed list of relevant area development boards/authorities. Board divided responsibility each will monitor. List will be included on website, as well as sent out with newsletter
- SH Property Owner Directory. A request to property owners asking if they want to be included on a directory to include if email only

or also phone number. Directory will resign behind owner portal on website

- Keeping property owner information up to date and give access to send out social event emails to social committee. Discussed briefly ways we need to keep information up to date.
- Newsletter. Craig to send out latest newsletter Friday
- Jill to work with spring cleanup contractor to get pricing to take care of empty lots and offer as an option to lot owners in case they do not want to do it themselves
- SH entrance sign: Jill on point to work with sign builder to re-price the job with the designer/builder to confirm price. John to set up Survey Monkey survey to send out to owners for vote on design
- Added item: Updating street light posts. Craig brought up wanting to investigate improving street lights (design, lighting pointed more down, etc. Jill to contact county to see what is required.

11:25 – 11:32

Reviewed actions, assignments, and due dates

11:32

Meeting adjourned.

Additional information, Notes, Comments

Zelle- put in to 3^o newsletter plus John will present at annual meeting

Craig- Contact Redus re: lot B

John- archive newsletters on website

John- Add separate page for surrounding area development

Lot 25- Wyson

Grace and Justin (Right side facing duplex)

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

Jill street lights

John- survey monkey for sign designs

John-

Jill- noxious weeds and spring clean up