

Star Bright Townhomes Homeowners Association

Annual Meeting Minutes

November 17, 2021

Meeting called to order at 6:00 p.m.

- Members present- Dana Ehlers, Valerie Gilliam, Melanie Christian, Gabriele Cahill, Ricky & Stephanie Hoselton
- 5 properties represented
- Quorum was not met or needed as nothing was being voted upon.

Introduction of the Board of Directors

President-Valerie Gilliam

Board Member - Dana Ehlers

Introduction of Heritage Team:

David Caldwell, Barbara Butzen, and LeoLa Hodson

2020 Minutes were approved as written. M/S/C. HPM will post on the website.

Old/Unfinished business

New Business

- Roof repairs
 - Roof possibly leaking where unit 2 and 3 meet - roof is holding water in the valley and has leaked into Unit 2 in the past.
 - Roofs on Buildings 251 and 257 were replaced in 2012 due to hail damage
 - 255 Roof was replaced in June of 2021
- Fence Repairs
 - Fence repairs took place November 10, 2021, through Valley Fence
- Concrete Repairs
 - Repairs were made at Building 255 summer of 2021, contractor was notified of large cracks
- Power Wash Buildings
 - Residents were emailed when power washing took place
- Overflow Parking
 - Comments about illegal activities and unauthorized parking.
 - Possibly install fake cameras and 24-hour surveillance signs
 - Resident has offered to get bids for Surveillance signs
- Dumpster Issues
 - The homeless man that dumpster dives is not trespassing as the dumpster is not located on private property.
 - Trash Services usually provides locks for dumpsters
 - Board suggests a survey from residents pertaining to locking the dumpster
- Xeriscaping
 - Thompsons to re-bid the plots for xeriscaping
 - The Board sets the guidelines for landscaping these areas.

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Presentation and approval of 2022 Proposed Budget

- Comment that the Dues may be increased above 10% by a vote of two thirds (2/3) of each class of members who are voting in person or by proxy, at a meeting duly called for this purpose. At the first such meeting called, the presence of members or of proxies entitled to cast sixty percent (60%) of all of the votes of each class of membership shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting. This means that the first meeting requires 16 units represented and a two-thirds vote would be 11 in favor. The second meeting requires 8 units represented and a two-thirds vote would be 6 units in favor.
 - The HOA has \$4,000 transferred into a reserve fund each year.
 - The Reserve Fund is not sufficient to handle any significant repairs
 - Asphalt was resurfaced and re-stripped in 2020,
- Motion to approve the budget as written/Second/Carried with none opposed. HPM will post this approved budget to the website.

Nomination and Election of Board Members

- All current Board members will continue for an additional year
- No additional nominations.
- The Board can appoint another Board member to serve on the absent seat created when Ashley resigned.
- Vote to retain the current Board of Directors. All in favor, none opposed.

The Board thanks all owners who attended the Zoom meeting tonight - owner's input is so important!

Board meetings are held quarterly, and meeting minutes are posted to the website.

If any owners observe issues, please notify HPM who can pass this information along to the Board.

Meeting adjourned at 6:56 p.m.

Minutes taken by
Barbara Butzen
Heritage Property Management