

**STARWOOD ESTATES HOMEOWNERS ASSOCIATION ANNUAL
MEETING
PINETOP LAKES COUNTRY CLUB
JUNE 19, 2010**

I. Meeting was called to order by Ted Swofford, President (10:10)

II. Minutes from last year's meeting were reviewed and approved.

III. Old Business

A) Garage sale explanations

1. Vetoed by a hand vote at the meeting
2. Approved by review of hand vote by lot owners
3. Results: garage sales approved (1 per year by request)

IV. New Business

A) Financial report from Fred Arbogast, Treasurer

1. Budget review - only outstanding charge would be from Denise van Zijl for the new Starwood website

B) Question on waiver of annual dues

1. Jim Watkins asked if annual dues could be waived due to the amount of accessible cash on account.
2. Answer "NO" because the accessible cash must remain on account and grow for expected road repairs in the future
3. Road repairs: Sealing \$15,000 every 4 years or less
Replacement \$200,000+

C) Question as to how the "fee cash" was generated

1. Chris Graham asked why fees were collected and from whom
 - a) Penalties and building code violations were assessed
 - b) Liens have and will be placed on homeowners for non-payment of HOA dues

D) Motions to accept the budget

1. Accepted and seconded

E) Board member vacancies (4)

1. Denise van Zijl was nominated and elected to the board
2. Fred Arbogast, Ginny Arbogast, Fred Wall were re-elected

F) Board member designation

President	Ted Swofford
Treasure	Fred Arbogast
Secretary	Ginny Arbogast
Architect and Design	Fred Wall
Member at large	Denise Van Zijl

V GENERAL

A) Review of a letter to the board from Mike Marrie

1. The letter requested for a reserve study to be made and to list any homeowner (s) delinquent on HOA dues
 - a) Discussion on what the study would address
 1. Road repairs (Individual repairs requested will be addressed at the time total repairs if not sooner)
 2. Snow plow damage repairs
 3. Gate repairs
 - b) Reserve study will be done in house
 1. Voted on and passed (no one wanted to spend the money on the study nor did anyone volunteer to do it)
 - c) Discussion on the number of homeowners (1) delinquent on HOA dues name be posted.
 1. Voted not to be posted

B) Discussion on neighborhood vandalism

1. Nothing has been reported in the last two(2) years
2. Bizarre incidents were described but no vandalism

C) Question of weed control in the common areas and homes

1. Common areas (12ft. From pavement and vacant lots were sprayed)
2. Occupied lots were not sprayed due to not wanting to kill personal plantings.
3. If an occupied home wants the front sprayed contact the board and it will done on the next session
4. Spraying will occur as needed but it is projected to only be in the Spring and Fall

D) Discussion on property sales and new construction

1. Lots and homes for sale but no new construction projected

E) Starwood Website www.starwoodstates.org

1. Denise van Zijl was applauded for the re-design and up dates
2. The weather station is now on the website
3. Scott Davies (Pat Browns' son) put the weather station

together and would be glad to set any other homeowner up with computerized systems for their homes here or in Phoenix.

- a) Web cam and remote systems to monitor your house
- b) Remote heat starts etc..Contact Pat Brown

4. Homeowners were encouraged to allow e-mail addresses and phone numbers be placed on the website for immediate emergency contact notification.

F) Social

- 1. Barbeque changed to heavy hors-d'oeuvres to share

VI Meeting adjourned

A) 11:00

Homeowners in attendance

Lot#	Name
1	John Mangino/Paul Serpina
14	John & Sylvia Allison
17	Fred & Ginny Arbogast
19	Jim & Cheryl Watkins
23	Ted & Nancy Swofford
25&45&63&64	Fred & Susy Wall
34	Rob Cross
35	Don & Lynn Whitesell
36	Tim & Terry Owens
43	Chris Graham
44 & 46	Herb & Pat Jenneskens
49	Dave & Kim Henry
51	Bart & Pat Brown (Scott Davies)
59	Bob Renner
68	Dick Ardern

**** Congratulations to Herb Jenneskens **** Mayor of Starwood

