

STARLIGHT PINES HOMEOWNERS ASSOCIATION

Minutes of the Regular Meeting of the Board of Directors

Saturday, May 11, 2019

Starlight Pines Community Center

1. Call to Order /Determine a Quorum

Vice-President Bill Patterson called the meeting to order at 9:11 a.m. Board Members present were: Vice-President Bill Patterson, Secretary Connie Kiser, Treasurer Sue Davis, and Directors-at-large: Bill Cross, Kim Traver, and Rosemary Brown-Jaeger. Director-at-large Bill Stephens appeared by conference phone. The Vice-President announced that there was a quorum present to conduct business. Others present were the Community Manager and Association Members as recorded on the sign-in sheet.

2. Pledge of Allegiance - Bill Patterson led all in the Pledge of Allegiance.

3. Minutes from Previous Meetings

April 13, 2019 Regular Board of Directors Meeting – Connie Kiser Secretary

Motion: Connie Kiser moved and Sue Davis seconded a Motion to approve the April 13, 2019 Board of Directors Regular Meeting Minutes as presented.

No Members asked questions or expressed comments.

The Motion passed unanimously.

April 13, 2019 Executive Board of Directors Meeting – Connie Kiser Secretary

Motion: Rosemary Brown-Jaeger moved and Bill Cross seconded a Motion to approve the April 13, 2019 Executive Board of Directors Meeting Minutes as presented.

No Members asked questions or expressed comments.

The Motion passed unanimously.

4. Treasurer's Report

4.1. Documents distributed to the Board

- Account Balances on April 30, 2019
- Income-Expense Statement for All Funds compared to the 2018-2019 Budget as of April 30, 2019
- Income-Expense Statement for SPHOA funds only compared to the 2018-2019 Budget as of April 30, 2019
- Transaction Report for April 30, 2019, by electronic transmission
- Starlighters Auxiliary Transaction Report April 30, 2019, by electronic transmission
- All SPHOA funds are held in four (4) FDIC-insured bank accounts, reconciled as of the last day of the month and filed in the Office for review. Three (3) of the four (4) bank accounts earn interest at diminished rates due to the economy.

4.2. Correction to last month's, March 31, 2019, Treasurer's Report

Item 2: HOA income is at 160% of projected income. HOA expenses are at 127% of projected income expenses.

4.3. Year-to-Date Income/Expense Statements as of April 30, 2019

	All Operational Funds	HOA Funds Only	Starlighters Funds
Income:	\$229,941.53	\$213,443.27	\$16,498.26
Expenses:	<u>(\$195,646.39)</u>	<u>(\$179,148.13)</u>	<u>(\$20,742.51)</u>
Income			
Less Expenses:	\$34,295.14	\$34,295.14	(\$4,244.25)

SPHOA Board of Directors Regular Meeting Minutes 5/11/2019

- SPHOA income is at 161% of projected income. HOA expenses are at 135% of projected expenses.
- Most income line items are above budget projections but in categories that are hard to predict.
- Refuse Collection and Trash Area Maintenance expenses are below Budget projections.
- We've spent 43% of the \$140,000 projected Trash Area Renovation cost.
- Payments to Replacement Reserves have been suspended until Trash Area Renovation is completed.

4.4. Account Balances on April 30, 2019

Cash on hand or in the bank: \$227,879.59

Current Liabilities: \$92,779.65 (includes \$6,715.68 in Projected Budget Payables and \$70,359.33 in Compactor Renovation Payables)

Replacement Reserves: \$132,155.54 (We used all of the Mailbox Reserves to partially pay for new mailboxes.)

Total Liabilities and Replacement Reserves are \$224,935.19.

Equity/Undesignated Funds are \$2,944.40.

The SPHOA is in a sound financial condition but must continue to find sources of income to repay reserve funds borrowed to renovate the compactor site and to support required HOA expenses while building financial and replacement reserves for the future.

4.5. 2018-2019 Assessments as of April 30, 2019

Unpaid Assessments, Late Charges, and interest total \$11,023.82.

598 members (98%) have paid all of their 2018-2019 Assessment. Fourteen (14) Members have unpaid Assessments for this year. Eight (8) of those Members owe for prior years also. Two (2) lots have homes on them and twelve (12) lots are vacant. Liens are placed and replaced every three years.

4.6. CC&R Violation Fines outstanding as of May 1, 2019

37 Members owe a total of \$41,228.52 in CC&R Violation Fines.

- Ground Fires

\$1,100.00 – **3 Members** owe fines for Ground Fires. One member is making monthly payments.

- Firewise

SPHOA Treasurer's Report for April 30, 2019 Page 2 of 2

\$32,648.52 – **20 Members** owe Firewise fines: 3 from 2014 (1 lot abated on 11/18/2018), 15 from 2017 (9 still Firewise noncompliant, Fines accruing at \$100 a month), and 2 from 2018.

- Bark Beetle Infestations

\$6,780.00 – **12 Members** owe Bark Beetle Violation Fines. All are now BB compliant. 4 lots were abated. Cost of abatement was billed to lot owners.

- Building in Disrepair (CC&R 3.10)

\$450.00 – **1 Member**

- Architectural Committee Violations (CC&R 3.24 Improvements without AC approval)

\$250.00 – **1 Member**

4.7. Update from written Treasurer's Report in the Board Packet: On May 10, 2019 we received a final legal opinion from Carpenter Hazlewood regarding whether SPHOA needs to report and pay sales tax on income generated by the Starlighters Auxiliary. The report will be discussed in Executive Session because it is a legal matter.

4.8. 2019-2020 Regular Annual Assessment Notices were mailed on May 1, 2019

4.9. Update from written Treasurer's Report in the Board Packet: Following through on a suggestion from Board Member Bill Cross, at some future date after the Annual Board Meeting, the Treasurer will ask for Board approval to deposit HOA funds in a Federally Insured Certificate of Deposit in order to earn a higher interest rate.

Motion: Sue Davis moved and Rosemary Brown-Jaeger seconded a Motion to accept the Fiscal Year 2018-2019 Treasurer's Report as of April 30, 2019 with the following edits and clarification of changes to the typed Treasurer's Report contained in the Board Packet:

(7.) Updated to reflect that the final legal opinion from Carpenter Hazlewood was received the afternoon of May 10, 2019 regarding whether SPHOA needs to report and pay sales tax on income generated by the Starlighters Auxiliary. The report will be discussed in Executive Session because it is a legal matter.

(9.) Updated to reflect that suggestion from Board Member Bill Cross to open a Certificate of Deposit will be addressed by the Board after new Board Officers have been elected. This is being tabled for now in order to minimize the paperwork required for bank required signature cards. The written Motion contained in the Treasurer's Report was withdrawn.

No Members asked questions or expressed comments.
The Motion passed unanimously.

5. Community Manager's Report – Patricia [Trisha] Birtwistle

Trisha Birtwistle reported:

- Reminder: It has been one year since the Tinder Fire. Also, thank you to all of the Committee Volunteers and the many hours put in to help our Starlight Pines Community, especially Ray Weimer and the other volunteers that have stepped up to help maintain the temporary trash site.
- She is continuing to work on a new web page. She has had one person reach out to her about the web page contract but other people she contacted did not respond. There should be more information on that next month.
- She is continuing to receive Ballots and Annual Assessment payments even with continuing difficulties due to the lack of mail service in our area.
- Escrow requests – Trisha wanted to remind everyone that lots are not personally being inspected now when a property is being sold. She is only reviewing what is contained in the lot file for the Title Company document request and providing what the file reflects as the Firewise condition during the lot's last inspection cycle. This process is now called a Lot File Inspection. Sue Davis commented that now we are just going by the facts as they exist in the current lot file in the office.
- She feels that volunteers from the Community are needed to help work with the Board liaison for the Property Rules Committee. Currently the Property Rules Committee consists of three members who are all on the Board.
- Mike Bradley contacted her about hiring a contractor to clean his lot for the June 2019 inspection. Trisha has been approached by several people who want to volunteer to help Mike and his family get the lot cleaned as a Community Service project. She said there is a sign-up sheet in the office for people interested in helping.
- There are continuing issues with the mail service up here that have not been resolved.

Rosemary Brown-Jaeger commented that she has contacted two of the phone numbers for the USPS. She filed a formal complaint, received a complaint number and survey, and then got a call back, at which time she told them to get rid of the company they hired. She is still not getting her newspapers and receives mail that belongs to other people. She encouraged everyone to file a formal complaint, especially those residents that live up here full time.

SPHOA Board of Directors Regular Meeting Minutes 5/11/2019

Caroline Weimer said that the new mail contractor is now on its 3rd carrier and still having problems. Bill Patterson suggested that there be a formal written complaint filed with the USPS by the SPHOA on behalf of all residents.

6. Committee Reports

6.1 Architectural Committee (AC) – Kim Traver, Chair; Ray Weimer, Brian Birtwistle and Dave Lutz

Ray Weimer reported for the Committee:

He reminded everyone that if they are interested in building anything to get the plans to the AC as soon as possible so they can be reviewed and approved – which usually takes about a week. The delay is going to be with the County because it is taking 4-5 weeks to get permits issued.

There are also fewer contractors in the area and it may take time to find someone to do the work. He would recommend that you not take your plans to the County until you have a contractor lined up in order to avoid having your building permit expire.

The Committee also:

Approved 2 new garages

Approved 1 storage shed

Approved 1 new set of house plans

Issued 2 new RV permits

6.2 Greenbelt Committee – Bill Stephens – Board Liaison; Don Cacioppo, Chair; Kevin & Margaret Hickey, Jay Blodgett, Dave Lutz, Buddy & Sue Peck, Kathy & Pete Fenton, Dave Ihns, and Dan & Margaret Knox. Bill Patterson read the written report that indicated several groves of oak had been thinned and the dead oak, pine and junipers removed. The Committee continues to look for signs of Bark Beetle infestation in the Greenbelt.

6.3 Firewise Education Committee (FEC) – Bill Patterson – Board Liaison; Open Chair; Brian Birtwistle, Linda Knaeble, Larry Butler, Bob Dahlgren, Dave & Pam Ihns, Paula & Tom Osterday, Dave Lutz, Dan & Margaret Knox, and Conrad Davis.

Conrad Davis reported that on April 19th there was a mailing sent to the owners of Lots 201 – 400 explaining the Firewise process and what will happen during this year's inspection. The letter included a sample Lot Inspection Form and the Board approved article explaining why the need to have these Firewise inspections to identify various fire risks. There is a meeting of the Firewise Committee scheduled for this afternoon and the Inspectors will be getting a clipboard with two packets on it.

Conrad explained this year's forms and how the process will now flow between the Inspectors and Trisha using the maps, inspection forms and Drop-box. One packet is for the initial Firewise inspection and the other is for a reinspection of the lot if it should fail. There will be teams of two Inspectors who will be conducting both the Firewise and Bark Beetle inspections. In the Board packet there is a sample lot inspection map. For each lot the Inspectors will write on their map the results of their Firewise inspection and also fill out the Lot Inspection Form to return to Trisha. Each inspection team will indicate on both the map and Lot Inspection Form whether the lot passed, or if it failed, they will indicate the specific criteria numbers related to why it failed the inspection. If there were Bark Beetle trees identified, a BB will be noted on the map, and the Bark Beetle Lot Inspection Form will contain the number of infested and marked trees on the lot. When it comes time to reinspect a lot that has failed, Trisha can call one of the team members who did the original inspection, who can then contact his/her partner or someone else who might be available. They will know from the previously completed map and Lot Inspection

SPHOA Board of Directors Regular Meeting Minutes 5/11/2019

Form exactly what to look for when they reinspect a lot. The Committee is trying to avoid failing something on a reinspection that wasn't identified on the original Lot Inspection Form. The Committee has added language on the Bark Beetle Inspection Form indicating that any stumps from Bark Beetle infested trees should be cut as close to the ground as possible and then sprayed with insecticide. There is also a map now available that shows which lots within the subdivision have been infested with Bark Beetles.

Rosemary Brown-Jaeger asked about old construction wood such as 2 x 6's that have been left piled on lots. Is that going to come under Firewise? Conrad will bring that up at the Firewise Committee meeting this afternoon.

Motion: Sue Davis moved and Kim Traver seconded a Motion that the Board approve the updated orange Bark Beetle Lot Inspection Form contained in the Board packet that now clarifies and adds language regarding the need to cut stumps to ground level after removal of an infested tree.

No Members asked questions or expressed comments.

The Motion passed unanimously.

Bill Patterson then introduced Fire Chief Philip Paine from the Blue Ridge Fire Department. Chief Paine spoke to the Members regarding the potential grant monies available from the Department of Forestry and Fire Management. He indicated that all of the paperwork has been submitted to the Department, but this is the first year for this type of grant monies becoming available and the Department is still trying to shore up the process. Trisha has given him an additional 10 names for participation in the grant program for a total of 40 lots. The ultimate issue of thinning or not thinning is going to be left up to each individual property owner. Chief Paine indicated that they have already driven through Starlight Pines and identified which lots from the list of 40 who signed up would qualify for grant monies. He noted that some owners who signed up have already thinned out the trees on their lots and don't qualify. There has also been confusion on the parameters of the program. This grant program is simply an offshoot of last year's Firewise Reassessment Report which indicated there were too many trees in Starlight Pines, and this grant was awarded to thin out the heavier tree lots. Bill Patterson asked about the time span for allocation or spending of the grant money. Chief Paine indicated the money has to be awarded within the next 3 months but he doesn't know the spending deadline. They are just now coming into the fire season so it is not an ideal time for crews to get the thinning work done. Conrad Davis mentioned that the thinning should be done between October & January when it is cold, the Bark Beetles are less active, and there is less sap from the pine trees to attract Bark Beetles. Chief Paine also indicated that he thinks once they get the ground work established for the grant process, future grants will become available. He wants to use Starlight Pines as an example for the other communities within the Blue Ridge Fire District.

Bill Patterson thanked Chief Paine for coming to address the Members at this meeting.

6.4 Community Center (CC) and Grounds Maintenance – Naila Erwin

Naila Erwin reported:

- The generator had its annual servicing and passed.
- The septic system will have its annual inspection and pumping before the Annual Meeting in June.
- The first annual blood drive is scheduled for Friday, June 7th.
- Steve Yeary installed a large new bank of mail boxes by the trash compactor site.

SPHOA Board of Directors Regular Meeting Minutes 5/11/2019

- Don Cacioppo completed the refurbishing of the two Starlight Pines signs on the west side of Highway 87. Depending on the weather, the stone base sign should be installed within the next couple of weeks. The entire project has used less than half of the allocated budget of \$2,100.

6.5 Property Rules Committee (PRC) – Rosemary Brown-Jaeger, Chair; Bill Cross and Bill Stephens. Rosemary indicated that Bill Stephens checked on a couple of lots that were given to him by Trisha.

6.6 Newsletter – Bonnie Steele

Next month is the busy month for the Newsletter. Bill Patterson suggested perhaps considering a theme for each Newsletter.

6.7 Starlighters – Bonnie Steele

Bonnie Steele reported:

- Due to inclement weather the Starlighters had to reschedule the highway clean-up and pot luck to June 18, 2019 at 8:00 a.m., with a brunch to be served rather than lunch.
- They served 52 people at the April 27th pancake breakfast.
- On May 22, 2019 they will be sorting, folding, and pricing the new Happy Jack merchandise that arrived.
- The "Winter Deer" quilt wall hanging by Arlene Dahlgren will be raffled off on September 28, 2019 at the Community breakfast.
- The Annual Boutique will be on May 25th. There will be burritos, a bake sale, vendors, and Happy Jack merchandise for sale, with a lunch planned for the afternoon.
- At the June 8th Annual Member Meeting this year the Starlighters will be serving pulled pork and pulled chicken sandwiches with BBQ sauce and then ice cream for dessert.
- There will be an Ice Cream Social in July.

Motion: Connie Kiser moved and Sue Davis seconded a Motion approving the change in date for the Starlighter's Highway Clean-up to June 18, 2019 at 8:00 a.m.

No Members asked questions or expressed comments.

The Motion passed unanimously.

7. Community Comment:

•Water District Meeting Update. Sue Davis, Lot 352, indicated she is speaking as a property owner in Starlight Pines, not as a Board Member. She attended the Water District information meeting on May 4, 2019 at the Community Center with about 136 people in attendance. An audio recording was made of the meeting for those people who could not attend. She sent out 597 e-mails notifying property owners in the six local communities served by Starlight Water about the informational Water District meeting. All of this work is being done by a Steering Committee that is looking into the possibility of forming a Water District to buy Starlight Water Company because the owners have decided to sell. Property owners receiving water from Starlight Water seem to believe in this effort and the Steering Committee is doing as much research as it can to determine the viability of moving forward to form a Water District. This isn't a new idea because in October 2017 John Steele, our Community Manager at the time, indicated that individuals in the community were interested in forming a Water District to take over the water company because the owners were looking to sell. At the May 4th meeting, the attorney for Starlight Water Company, Steve Wene, presented the company's proposition about selling, explained the process required to form a Water District, and what it would take to get it

SPHOA Board of Directors Regular Meeting Minutes 5/11/2019

done. Sue said she felt there was a lot of positive feedback at the May 4th meeting for moving forward with the Water District. There has been some pushback from the Pine Canyon HOA, or its management company, but there were a number of Pine Canyon residents at the meeting who support this project.

There are currently six developments that receive water from Starlight Water Company: Starlight Pines, Starlight Pines Ranchettes, Pine Canyon, Timber Ridge Ranch, Tamarron Pines and Blue Ridge Estates. The residents in those communities would be the voting base on any resolution. The issue now is that this is a big project to get completed, and the Steering Committee needs volunteers from all communities to help with the work. Sue also recognized Mike Bradley for initially taking on and believing in this project. Mike did a lot of research and spent a huge amount of time and effort to get it moving forward. John Ritter has now assumed the leadership on the project that Mike Bradley had to give up.

Sue explained the advantage to having the Water District, a non-profit entity, own Starlight Water Company and setting our water rates, compared to an outside "for profit" entity setting our rates. She also noted that there are expenses associated with getting this project moving, and the Steering Committee is now to the point where it needs to open a bank account and start accepting donations to cover mailings, postage, paper, and any other start-up costs. The Steering Committee is continuing with its due diligence, but help from other volunteers is going to be required.

Lou Hoover – Lot 537 – Wanted to verbalize that there are current issues between Starlight Pines and Pine Canyon, because it appears that the management group for Pine Canyon is advising its Board that it shouldn't allow us to use the 40' easement along the south perimeter of Starlight Pines. The easement is on Pine Canyon's private property, but it is a public equestrian and trail easement that has been on the County books for years. This was all supposed to have been taken care of at the time Pine Canyon was trying to get its initial Plat approved through Coconino County. That easement was agreed to in order to allow us access to the forest that was going to be restricted because of the Government land swap. Bill Patterson noted that the Board is taking a proactive position in regard to that easement issue and has been in contact with our HOA Attorney who will be addressing the dispute.

Roger Krominga – Lot 217 - Asked if anyone had looked at the current books for the Starlight Water Company. Sue Davis said that they had been looked at but not audited. Sue also noted that the last rate increase approved by the Arizona Corporation Commission for Starlight Water Company was in 2003.

Rex Mann – Lot 174 - Expressed concern about the Firewise brochure in the Community Center entrance that talks about having no canopy of a tree within 30 feet of a structure, and that no tree should have a canopy within 10 feet of the canopy of another tree. He is concerned about the thinning being too extreme because he moved up here to look out at trees and not his neighbor's house. Bill Patterson indicated he believes the property owner would have the final say on whether or not they want the work done – it is not a mandatory thinning once the lot has been inspected under the grant program. Chief Paine also indicated that they are not going to be looking at trees close to the house because they don't want the liability of having a tree falling on a structure when being removed. Mr. Mann said he is also concerned about the Firewise thinning requirements going too far. Bill Patterson indicated that Firewise is looking only at what is best for our community and we have not gotten that strict.

David Janecke - Lot 409 - Indicated that he drove by the Community Center the other night, after dark, and the American flag was flying with no light on it in violation of U.S. Code. Naila Erwin explained that we are under dark sky compliance regulations for Coconino County and someone is not available every day to raise and lower the flag. She suggested that perhaps someone would volunteer to do that. The question was raised on whether or not a solar light at the base of the flag pole would be permitted. This concern and question will be noted for the record, researched, and then discussed off Board.

8. Old Business:

8.1 Trash Compactor Update:

Naila Erwin reported that the site progress has been moving along in spite of the bad weather. The fill has now been brought up to street level, compacted, and passed the final compaction test by Western Technology. The electrical has been run, the rebar for the floor has been delivered, and Kevin Scott hopes to pour the floor next week.

Naila Erwin indicated that the temporary trash site has become more and more of a problem, and it may require three dumpsters to handle the trash now that summer residents are coming to the mountain. Steve Yeary has been compacting the trash, and Ray Weimer has had to pick up unauthorized trash being thrown on the ground and take it to the Payson landfill. It was agreed between the Trash Renovation Committee and Bill Patterson that another dumpster needed to be added at the temporary trash site until the new trash compactor site is finished. A blue roll off will also be delivered to the site for the Memorial Day week-end. Bill Patterson noted that all of these additional trash removal expenses are within the trash removal budget.

8.2 2019 Annual Election – Ballot Certification

Naila reported that Sue Davis had arranged for the printing of the ballot packages, envelopes and mailing labels. Caroline Weimer, Linda Knaeble, Bill and Laurie Stephens, Bonnie Steele and Trisha Birtwistle helped with the job of labeling, stuffing and stamping the envelopes.

Motion: Sue Davis moved and Connie Kiser seconded a Motion appointing Naila Erwin to serve as the Chairperson of the Ballot Verification and Counting Process Committee, with authority to select her own Committee Members.

No Members asked questions or expressed comments.

The Motion passed unanimously.

8.3 TPT Update

Sue Davis indicated that she now has the legal opinion letter from Carpenter, Hazlewood, Delgado, and Bolen which will be discussed in Executive Session.

9. New Business:

9.1 Contract Renewals:

There was Board discussion about each of the following Contracts now up for renewal for the 2019-2020 fiscal year.

A. Community Center Contract with Jackie Flood

Motion: Sue Davis moved and Bill Cross seconded a Motion to renew the Community Center Contract with Jackie Flood for the 2019-2020 fiscal year, as presented.

SPHOA Board of Directors Regular Meeting Minutes 5/11/2019

No Members asked questions or expressed comments.

Bill Patterson, Connie Kiser, Sue Davis, Bill Stephens, Bill Cross and Kim Traver voted yes. Rosemary Brown-Jaeger voted no.

The Motion passed.

C. & F. Independent Contractor Services Agreement with Steve Yeary

Motion: Bill Cross moved and Bill Stephens seconded a Motion to renew the Independent Contractor Services Agreement with Steve Yeary for the 2019-2020 fiscal year, as presented.

No Members asked questions or expressed comments.

The Motion passed unanimously.

B. Community Center Manager with Naila Erwin

E. Snow Blowing Contract with Ray Weimer

G. Trash Compactor Management & Maintenance Contract with Ray Weimer

Motion: Connie Kiser moved and Rosemary Brown-Jaeger seconded a Motion to renew the Community Center Manager Contract with Naila Erwin, the Snow Blowing Contract with Ray Weimer, and the Trash Compactor Management & Maintenance Contract with Ray Weimer, for the 2019-2020 fiscal year, as presented.

There was discussion about modifying the language in the contract for the Community Center Manager Contract to remove the job requirement of raising and lowering the American flag.

Connie Kiser recommended that the language be left in there subject to modification at a later date after research is completed on how to possibly provide lighting so the American flag can be flown at night.

No Members asked further questions or expressed comments.

The Motion passed unanimously

D. Perimeter Fence Maintenance Contract presented by Brian Birtwistle.

Discussion was held regarding the Perimeter Fence Maintenance Contract. As of this date the proposed contract contains only hand-written changes made on the previous year's contract form. Sue Davis asked Lou Hoover if he is the one that added the modifications and changes to the former Perimeter Fence Maintenance Contract. He indicated that yes he had made some of those suggestions.

After discussion about the fact that the Board had not had time to review the contract and because it was still in draft form, it was the consensus of the Board that the agenda item for approval of the Perimeter Fence Maintenance Contract be tabled until the next Board meeting.

10. Adjournment:

Bill Patterson reminded the Members that Saturday, June 8, 2019, is the Annual Membership Meeting for Social, Educational and Firewise Recognition Day. Arizona Revised Statutes require a corporation to hold an Annual Membership Meeting. The agenda for that day will be a brief Board meeting at 9:00 a.m., to be followed at 10:30 a.m. by the Annual Member Meeting.

Naila Erwin indicated that she has started contacting many of the past presenters: Coconino County Supervisor Jim Parks, Sheriff Jim Driscoll and Deputy Sheriff Cody Watson, Blue Ridge Fire Chief Philip Paine, Blue Ridge Community Health Care Ministry, someone to represent the Blue Ridge Ranger District Office, and Conrad Davis, who will present the Firewise program. It

SPHOA Board of Directors Regular Meeting Minutes 5/11/2019

was also suggested that perhaps John Ritter could be invited to give an update to the proposed formation of a Water District. The Starlighters are providing a luncheon that will start at 12:30 p.m. that day.

There being no further business to come before the Board, the Vice-President asked that the meeting be adjourned into Executive Session.

Motion: Rosemary Brown-Jaeger moved and Sue Davis seconded a Motion to adjourn the meeting and reconvene into Executive Session to discuss violation fine appeals, legal opinions, and personal and financial information about individual Association Members.

No Members asked questions or expressed comments.

The Motion passed unanimously.

Submitted by:

Board Approved On:

6/8/19

151
Connie Kiser, Secretary

Approved:

151
Bill Patterson, Vice President