

STARLIGHT PINES HOMEOWNERS ASSOCIATION
Minutes of the Annual Meeting of the Board of Directors
Monday, June 10, 2019
Starlight Pines Community Center

1. Call to Order /Determine a Quorum

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

2. Pledge of Allegiance

Vice President Bill Patterson led all in the Pledge of Allegiance.

3. Vice-President's Report – Bill Patterson

Bill Patterson highlighted some of this past year's HOA accomplishments:

3.1 Bark Beetle Outbreak

In August and September of 2018 our Community experienced an infestation of Bark Beetles. The Firewise Committee and the Association were able to pull together and call an Emergency Meeting to let the Members know what was happening, create a plan and course of action, and complete a Firewise Bark Beetle inspection of all 612 lots. Owners with infested trees were notified of the immediate need to have their Bark Beetle trees removed. The Starlight Pines Community is to be commended because there was remarkable participation in making sure Bark Beetle trees were quickly eradicated.

3.2 Trash Site Renovation Project

The Trash Site Renovation Committee was able to put together a proposal to get the project started, get plans approved, and work out the funding. The project is now almost completed, maybe even ahead of schedule. The Committee also did a great job in planning and maintaining an alternative trash collection area at the Community Center parking lot. Some Members are not abiding by the rules of what can and can't be dumped at the trash site. Bill Stephens and Rosemary Brown-Jaeger have been working on a Trash Compactor Usage Agreement that would require a signature by lot owners in order to get their trash area fobs reactivated.

3.3 Starlighters

The Starlighters had a great year and were able to donate \$7,300.00 to various charities in December 2018.

The Association is currently in sound financial condition.

4. Treasurer's Annual Report:

Sue Davis indicated that the fiscal year for the Association ended on May 31, 2019, and the fiscal year-end financial figures and information were provided and reviewed by the Board in the Treasurer's Report presented at the June 8, 2019 regular Board of Directors Meeting.

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The HOA ended its fiscal year with a balanced Budget because we swept unspent funds into the Trash Compactor Renovation Fund, and those funds will now be available to help pay for the completion of that project this year. Last year's line-item expenses for Trash Collection were less than budgeted. We were in the 80th percentile at the fiscal year-end because the temporary trash site at the Community Center was handled in a cost-effective way. A copy of this year's March 9, 2019 Board approved Budget is contained in today's Board's packet. We have a current approved budget of \$167,380.00 for the 2019-2020 fiscal year, which is based on realistic expectations. For additional needed income we increased the Member Annual Assessment to \$210, which also increased the New Member Contribution to \$210 for any person purchasing a lot in Starlight Pines who doesn't already own a lot. The Ownership Transfer Document Fees have also been increased to \$400 per transfer, as allowed by Arizona Revised Statutes. We are in sound financial condition, and we are in good standing to balance our 2019-2020 Budget and use the designated reserve funds as needed.

5. Community Comments

Naila Erwin – Lot 407 – She reported that on Saturday, July 8th, there were 74 people that attended the luncheon at the conclusion of the Annual Member Meeting. Sue Davis mentioned that the quilt Kim Traver made for Mike Bradley was beautiful. Naila will put a picture of it on the bulletin board at the Community Center. Bill Patterson asked if perhaps Arlene Dahl would be willing to make a backing for the quilt so it can be hung on the wall at the Community Center for a couple of months.

Connie Kiser thanked Conrad Davis for his Firewise power point slide presentation Saturday at the Annual Member Meeting, and the great personal stories he told were a hit with the audience. Sue Davis indicated that Trisha is going to try and put his presentation on the SPHOA website.

6. Old Business

Rosemary Brown-Jaeger indicated that due to the June 15th deadline for submitting articles for the SPHOA Second Quarter Newsletter, she would like to have the Board review and readdress her edited version of the draft Starlight Pines HOA Compactor Usage Agreement submitted by Bill Stephens at last month's Board meeting. The copy submitted by Rosemary to the Board for approval today is basically the same as the one prepared by Bill Stephens, but with the removal of references to specific violation fines and places for lot owners to sign. She wants this to go into the Newsletter as an information sheet of usage rules and regulations for the trash compactor site. Distribution of the information in the Newsletter will make sure every lot owner is notified, by mail, of the rules and regulations they are expected to follow when using the Community trash site. Sue Davis reminded us that this is a service the HOA provides, and we have the right to require that lot owners participate according to rules and regulations. Bill Patterson added that in addition to the informational sheet of the rules and regulations to be published in the newsletter, we need to have lot owners also acknowledge that they have read and will comply with the Trash Compactor Usage Agreement. It was pointed out that fobs can be turned off for those individuals who refuse to follow these trash site usage rules.

Connie suggested that any language about expenses and repairs for the trash compactor area being paid from the annual assessments should be removed from the form. During discussion it was also pointed out that there should probably be language added in the trash usage

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informational notification sheet indicating that lot owners will be required come to the office in order to reactivate their trash gate fobs once the renovation project is completed. There was additional discussion about other minor clarifications needed in the wording. Sue Davis, Conrad Davis and Rosemary Brown-Jaeger agreed to review the grammar and clarification issues before it is forwarded for publication in the Second Quarter Newsletter.

Motion: Connie Kiser moved and Rosemary Brown-Jaeger seconded a Motion to approve the Starlight Pines HOA Compactor Usage Informational sheet reviewed by the Board today, with minor language and clarification modifications to be made, as discussed, before it is put in the Newsletter.

No Members asked questions or expressed comments

The Motion passed unanimously

7. New Business

Presentation By Aaron Green Bill Patterson indicated that Lee Ann Beery sent an e-mail several months ago wanting Starlight Pines to participate in a fire prevention pilot program being implemented by the Arizona State Department of Forestry and Fire Management. Aaron Green from the Arizona Dept of Forestry and Fire Management office in Flagstaff, was scheduled to meet with the Board today to explain this pilot program, but was able to attend due to a meeting called by the Governor. Bill Patterson explained that Starlight Pines was selected because of the success of our own current Firewise program. As he understands it, the pilot program would consist of an initial street drive-by assessment of each lot in Starlight Pines, and then if agreed to by the lot owner, a more intense on-site assessment would be performed by their fire prevention experts. This pilot program has criteria that is more stringent than our own current Firewise program, and includes assessments for the type of building materials used for the structure, roof, decks, etc. Several Board Members expressed concern about whether or not the information being gathered through this fire prevention assessment pilot program could affect insurance coverage and rates if changes to reduce fire risk are recommended to a lot owner because of building materials used on his/her residence.

Sue Davis indicated that she did some research on this pilot program and three of the people who will be observers for the project are alleged to be private experts in fire prevention and forestry. Those experts are probably being paid to do this. She believes we need to understand the whole scenario of this fire prevention pilot program and how it works.

Connie Kiser said she feels that when considering this we need to think of our Members, who have already expressed concern about the potential for more restrictive guidelines than what we currently have in our Firewise program. Also, once our Community is put on notice of additional fire risks based on assessments through this pilot program, what would be our responsibility to implement additional restrictive lot cleaning guidelines in the Firewise program we are already using? Rosemary Brown-Jaeger also expressed reservations about what would be involved.

Conrad Davis pointed out that the on-site lot inspection would have to be requested by the lot owner, and he questioned if the lot owner would have to help pay for the inspections.

Bill Patterson indicated that these are all questions that need to be asked of Aaron Green and Lee Ann Beery at a meeting. Sue Davis said she believes that these policies develop within government by employees, well trained and educated, thinking of ways to reduce the cost of

fighting fires in the urban wildland interface, and are an attempt to have the homeowners be more responsible for the way they build and maintain their properties.

Bill Patterson asked Bill Cross, who was appearing by phone, if he had any input. Bill Cross said he doesn't understand what is being asked of us, because if it is a government program, they don't need our permission. The comment was made that they are just looking for our HOA to be on board for this pilot program. Connie Kiser indicated her concern is that the HOA would become involved, especially if copies of the individual lot assessment results were ever provided to the HOA, even if by accident, which would then create a lot folder document.

Bill Patterson asked for a consensus of when Board Members would be available for a future comprehensive question and answer session with Aaron Green and Lee Ann Beery. It was decided that the afternoon of Saturday, June 29th, would be convenient for a majority of the Board Members. Bill Patterson will respond to Mr. Green's e-mail indicating that rather than a phone conference, the Board would prefer a meeting in person with him on June 29th, if he is available.

The next Regular Board of Directors Meeting will be held July 13, 2019.

8. Adjourn

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

Motion: Bill Patterson moved and Connie Kiser seconded a Motion to adjourn the Annual Board of Directors Meeting.

No Members asked questions or expressed comments.

The Motion passed unanimously.

Submitted by:

Board Approved On: _____

Connie Kiser, Secretary

Approved:

Bill Patterson, Vice President