

STARLIGHT PINES HOMEOWNERS ASSOCIATION

Minutes of the Regular Meeting of the Board of Directors

Saturday, July 10, 2021

Starlight Pines Community Center

1. Call to Order /Determine a Quorum

Dave Janecke acted as Chairman of the Meeting and introduced the Board Members who were all present: Bill Patterson, Dave Janecke, Connie Kiser, Sue Davis, Bill Cross, Dan Knox, Kim Traver and Gary Hansen. The Chairman announced that there was a quorum present to conduct business. Others present were the Community Manager and Members as indicated on the sign-in sheet.

2. Pledge of Allegiance

Dave Janecke led all in the Pledge of Allegiance.

3. Presentation and Certification of Board of Directors election results.

Lori Davis, Chair of the Election Committee, reported that the Committee met on June 18, 2021 to count the returned election ballots. The results were:

- A total of 612 ballots were possible and the number of ballot envelopes returned was 121, which was a return rate of 19.8%
- 15 ballots were determined to be invalid for various reasons such as: no signature on the ballot, incorrect signature on the ballot in comparison to Voter Authorization Form on file, or late receipt after the June 14, 2021 deadline.

The voting tally resulted in the following candidates being elected to serve on the SPHOA 2021-2022 Board of Directors:

Bill Cross	Dave Janecke	Bill Patterson
Sue Davis	Connie Kiser	Kim Traver
Gary Hanson	Dan Knox	

Motion: Sue Davis moved and Bill Patterson seconded a Motion to accept the Election Committee's official voting results for the SPHOA Board of Directors to serve during the 2021-2022 year.

No Members asked questions or expressed comments.

The Motion passed unanimously.

4. Election of Officers

Dave Janecke nominated the following slate of officers to serve on the Board of Directors for the 2021-2022 year:

President:	Dave Janecke
Vice-President:	Bill Patterson
Secretary:	Connie Kiser
Treasurer:	Sue Davis

There were no other nominations from the Board.

Motion: Kim Traver moved and Dan Knox seconded a Motion to elect the above nominated slate of Board Officers to serve during the 2021-2022 year.

No Members asked questions or expressed comments.

The Motion passed unanimously.

Dave Janecke then conducted the meeting as President of the Association.

5. Minutes from Previous Meetings:

June 12, 2021 Regular Board of Directors Meeting – Connie Kiser Secretary

Motion: Connie Kiser moved and Bill Cross seconded a Motion to approve the June 12, 2021 Board of Directors Regular Meeting Minutes as presented.

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

June 12, 2021 Annual Member/Firewise Recognition Meeting - Connie Kiser Secretary
Motion: Dan Knox moved and Sue Davis seconded a Motion to approve the June 12, 2021 Annual Member/Firewise Recognition Meeting as presented.

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

June 14, 2021 Annual Board of Directors Meeting – Connie Kiser Secretary
Motion: Connie Kiser moved and Sue Davis seconded a Motion to approve the June 14, 2021 Board of Directors Annual Meeting Minutes as presented.

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

June 14, 2021 Executive Board of Directors Meeting – Connie Kiser Secretary
Motion: Bill Cross moved and Sue Davis seconded a Motion to approve the June 14, 2021 Executive Board of Directors Meeting Minutes as presented.

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

6. June 30, 2021 Treasurer's Report:

6.1. Documents distributed to the Board

- Account Balances for all funds as of June 30, 2021
- Income-Expense Statements for All Funds, HOA Funds Only, and Starlighters, as of June 30, 2021, compared to the 2021-2020 Budget
- June 30, 2021, Transaction Report sent by electronic transmission for Board only
- Starlighters Auxiliary Transaction Report sent electronically to Starlighters Leaders.
- All SPHOA funds are held in six (6) FDIC-insured accounts at three (3) banks, reconciled as of the last day of the month, and filed in the Office for review by Members.

6.2. Year-to-Date Income/Expense Statements as of June 30, 2021

	All SPHOA Funds	HOA Funds Only	Starlighters Funds
Income:	\$114,617.15	\$109,928.64	\$4,688.51
Expenses:	<u>(\$14,564.84)</u>	<u>(\$6,798.47)</u>	<u>(\$451.77)</u>
Income Less Expenses:	\$100,052.31	\$103,130.17	(\$4,236.74)

Income Highlights for HOA Funds Only

- Fiscal Year is 8% over. Income received is 61% of Budget projections.
- Line 4062 - 2 New Members paid Initial Contributions
- Line 4065 – 2 Escrow Disclosure Statements processed
- Line 4075 - 514 Members (82%) have paid their 2021-2022 Assessment. Unpaid balances for 11 Members were forwarded to their 2021-2022 accounts. Expense Highlights for HOA Funds Only
- Line 5000 Annual Meeting – Starlighters prepared a delicious lunch.
- Line 5050 Sam's Club membership.
- Line 6040 Common Properties maintenance & repair: maintenance & repair, "No Fire" Signs
- Line 6055 Management Payroll is 4% of Budget projection.
- Line 7030 Refuse Collection is 5% of Budget projection.
- Line 7040 Compactor maintenance is 3% of Budget Projection.

6.3. Account Balances for fiscal year 2021-2022

- Cash on hand and in six (6) bank accounts - \$319,291.89, The two NYCB CD's will mature in July and September. There was discussion to just have those CDs roll over for a year.
- Current Liabilities - \$152,819.35, We used all of our Griffin pre-buy at \$1.89/gal in April. Our price reverted to \$2.84 market price. Pre-buys will be for September through May.
- Replacement Reserves - \$152,269.35 – \$25,480.32 in unused operating funds were swept into reserves on 5-31-2021. Reserve funds can be moved back into Operating if needed.

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- Total Liabilities and Replacement Reserves - \$305,088.70
- Undesignated/Equity Funds - \$14,203.19
- The SPHOA is in a sound financial condition but must continue to find sources of member income to support required HOA expenses while building future financial and replacement reserves.

6.4. Account Receivables - \$68,836.75

a. 2021-2022 Unpaid Assessments - \$34,714.00— Owners have been notified and billed. 98 members have not paid their 2021-2022 Assessment, 11 of these members have unpaid assessments for previous years. Liens have been placed on these Lots. Unpaid Assessments are often collected when the lot is sold.

b. 2021-2022 CC&R Violation Fines - 37 Fines - \$33,972.75 — Owners have been notified and billed.

• Ground Fires

\$1,500.00 — **3 Fines for 3 Members** owe \$500 each in fines for Ground Fires in 2015, 2016, and 2020.

• Firewise Fines (a slight increase over last month due to noncompliant fines accruing) \$20,892.75 — 14 Fines, two violations were abated into compliance. Abatement cost was billed to Lot Owners. Some fines and abatement costs will be collected during escrow when the lot is sold. The Association has engaged legal counsel to help collect some unpaid Firewise violation fines.

• Bark Beetle Fines

\$6,780.00 — **10 Fines for 9 Members**. Four (4) violations have been abated into compliance. Abatement cost has been billed to Lot Owners. Some fines and abatement costs will be collected during escrow when the lot is sold. The Association has engaged legal counsel to help collect some unpaid violation fines.

• Property Rules Violations accruing — \$4,150.00 - **9 Fines, 9 Owners** in 2020 have been notified and billed. Fines are accruing.

3.8.1 — 2 Members, \$1,050.00

3.9 — 3 Members, \$1,200.00

3.10 — 3 Members, \$1,400

3.11 — 1 Member, \$500.00

• Architectural Committee Violation

\$650.00 — **One Fine for one (1) Member**. The property is noncompliant for constructing a tree house in 2020 without AC approval. Fines are accruing at \$50.00 a month. Owner has been notified and billed.

c. Newsletter advertisers - \$150.00 still due for 2nd Quarter 2021.

Motion: Sue Davis moved and Bill Cross seconded a Motion to accept the Treasurer's Report as of June 30, 2021, as presented.

No Members asked questions or expressed comments.

The Motion passed unanimously.

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

Trisha reported:

- There has been positive feedback regarding last month's Annual Member Meeting and Firewise Recognition program. There were great guest speakers with lots of questions and participation from the Members. As always, the food prepared by the Starlighters was amazing!
- The wildfires popping up around this Community during June were very scary and brought back memories of the devastation from the Tinder Fire that happened right after she came to work for our Association. Trisha commented that since the Tinder Fire, the Association has implemented changes to the communication system in order to get information out to the Members faster. The Mail Chimp communication program we are now using to get information out to the Community via e-mail can also be used for texting if it becomes necessary in case of an emergency.
- The Coconino County Forest Service personnel have been great to work with and have provided daily updates regarding the opening and closing of the forest due to fire danger so that information could be posted on the bulletin boards.
- A thank you was extended to the volunteers that designed and installed the drip watering system at the Community Center -- it is working great.

6. Committee Reports:

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6.1 Architectural Committee (AC) – Kim Traver - Chair/Board Liaison; Ken Grode and Don Morden. Kim Traver reported that the Committee:

- Approved 1 New Cabin
- Approved 3 New Exterior Paint Colors
- Approved 2 New Fences
- Approved 5 RV Permits and issued 3 RV Violations
- Approved 2 New Decks (material changes)
- Approved 1 Cabin Addition/Remodel

6.2 Greenbelt Committee – Don Cacioppo - Chair; Buddy & Sue Peck, Dave Ihns, Dan Knox, Paul & Gayle Budrick. Don Cacioppo prepared the following written report:

There are many volunteers that deserve a thank you for the work done during June. Margaret Knox has chosen to leave the Committee and she will be missed. A thank you was extended to Margaret for all her work and help with the Greenbelt Committee. A thank you was also given to Rosemary and Charlie Jaeger for volunteering to remove two dying trees from the Crosscut Greenbelt and getting it done so quickly in order to prevent the possible spread of bark beetles. Sue Peck has been vigilant in spotting dead and dying trees as she walks the Greenbelts and streets of Starlight Pines. Problem trees that she spotted were marked and reported to Firewise and the office. Last year a large bark beetle tree was removed from the crosscut Greenbelt, and in June this year five small to medium trees in the same area were removed with the assistance of Buddy Peck. Three more trees were then removed by Buddy Peck and Paul Budrick. Unfortunately, an adjacent lot now has at least four small trees flagged for removal and highlights how quickly bark beetles can spread. Piles of slash were removed in a different area and of the Greenbelt crosscut. Another dying tree was spotted and tagged in the Greenbelt at the forest access near Apache Dr. and Kiowa Circle and will be removed and taken to Bly Pit. This highlights the need for continuous inspections of the Greenbelts more than ever and the importance of the assistance of the Starlight Pines homeowners. Laddering up pine trees was completed in the East Greenbelt during two work events and multiple trips to Bly Pit for disposal. Thank you to Dan Knox, Dave Lutz, Buddy Peck and Dave Ihns for their participation. The Greenbelt is looking clean and open thanks to the efforts of all volunteers. The Coconino County Forest fire restrictions and the closing of Bly Pit curtailed some of the Greenbelt cleanup activities.

6.3 Firewise Education Committee (FEC) – Bill Patterson - Board Liaison; Conrad Davis, Chair; Brian Birtwistle, Larry Butler, Bob Dahlgren, Dave & Pam Ihns, Paula & Tom Osterday, Dave Lutz, Dan & Margaret Knox, John & Patty Motley, Doug & Cindy Sparks.

Conrad Davis reported:

During the first three weeks in June, as part of our three-year rotation, Firewise completed inspection of lots 1-200. In spite of road closures all teams finished on time. The results were very good: 122 lots passed and 78 failed, yielding a 61% pass rate, slightly better than the pass rate for 2020, which was 58%. The lots that were inspected during the latter part of the inspection had a higher pass rate. Everyone seems to be positive about the Firewise program. Bill Patterson mentioned that the inspection this year of Lots 1-200 is the third time around for inspecting those lots. Conrad noted that the percentage of lots that were noncompliant in each of the criteria for which they inspected are as follows: 1. 20% - Dead and down; 2. 9% - Firewood; 3. 7% - Dead standing; 4. 9.5% - Laddering; 5. 0% - Thinning (not required this year); and 6. 26% - Raking.

The bark beetle situation this year is extreme. At this time last year, we had 6 lots with one or more infested trees. This year we have had 53 so far, almost nine times as many, and more of the lots identified have had multiple infested trees. Furthermore, since what we have seen so far is the damage caused by the first generation of bark beetles, we need to be prepared for the second generation, which is typically many times larger than the first. At the current time we have 20 lots that have received the Notice of Violation but have not yet removed their trees. Sixteen of these lot owners also received a courtesy phone call. Messages were left for four owners and Conrad indicated he talked to 12 lot owners. All people were polite and positive. Four of the 20 had no working phone number in our current database. We also have top kill beetles who attack the top part of the tree and those need to also be cut down and taken to Bly Pit. The deadline extension for removal of trees granted by the Board due to the

closure of both Highway 87 and the Bly Pit closure lasted for 18 days. Courtesy calls were made to those who were affected by the closures, if they had phone numbers listed.

Brece Hendrix, a Forester with the Arizona Department of Forestry and Fire Management, recommended a program that might be available to us, as an HOA, through Jonathan Chee of the USDA Natural Resources Conservation Service. There is funding through the five-year Environmental Quality Incentives Program of about \$1400 per acre for forest thinning. Jonathan Chee has inspected eight lots at random to estimate the need for this program in Starlight Pines and will submit an application for us. His analysis of what to thin is in perfect alignment with our Firewise goals. His strategy will allow us to maintain the beauty of our forest environment while greatly reducing the fire danger. He needed an application signed by the HOA Board President because of a quick deadline for applying and Dave Janecke, as President, did sign the day before the deadline. When the application is approved, which he assumes it will be, we will sign a Memorandum of Understanding that will allow the HOA to receive a block grant, which will then be used to pay contractors as they start thinning lots. This MOU will require a legal signature and as soon as Conrad receives that paperwork, he will send it to the Board for approval.

6.4 Property Rules Committee (PRC) – Bill Cross - Board Liaison, Brian Birtwistle, Chair,

Rosemary Johnson; Stacy Frederick, and Le Ann McCoy
Bill Cross reported that the Committee:

- Re-inspected and passed three lots that are now in compliance and are no longer being fined
- Inspected two lots for Property Rules Violations and two Notices of Noncompliance letters are being sent
- Worked with the Firewise Committee in developing a plan for the removal of Bark Beetle trees due to the Coconino County Forest closure
- Mailed two follow-up violation letters due to no response and continued noncompliance from the lot owners
- One property is still in violation and fines are accruing
- Approved an extension for one lot owner on a roof that is in violation due to disrepair.

6.5 Newsletter - Alma Seward

Trisha reported for Alma Seward and indicated that the Newsletter has been printed and is ready to be mailed.

6.6 Starlighters – Bonnie Steele

Starlighters Report to SPHOA July 10, 2021

- The Starlighters served a BBQ lunch following the Annual Member Meeting in June. It was attended by about 60 people.
- The last Community breakfast was held on June 26th and pancakes and sausages were served to 71 customers. The net income for deposit from the breakfast was \$310.49 and the total deposit for June was \$404.74. Thanks was extended to everyone who donates their aluminum cans to the Starlighters and to Ray and Caroline Weimer who cash them in for the Starlighters.
- Yesterday was the Starlighters business meeting for July. Plans were finalized for a second pie and ice cream social to be held on August 14th and for our Community breakfast on July 31st. The main menu items are au gratin potatoes with ham and scrambled eggs.
- The Starshine Quilting Group will meet on July 27th from 9 a.m. to noon. Attendance has been low due to people taking vacations. They will be assembling hygiene kits for distribution to Alice's Place in Winslow, Salvation Army and Sunshine Rescue Mission in Flagstaff. They have received donations of un-opened travel-sized containers of bar soap, shampoo, conditioner, body wash, hand lotion, hand sanitizer, tooth brushes, tooth paste, etc. They would be glad to accept donations of any unopened travel-sized containers of these items. Please bring any donations to the Community Center the morning of July 27th and it would be appreciated if you could also help sort and package. These hygiene kits are sincerely appreciated by the people who receive them.
- They earned \$3,478.62 from the Happy Jack merchandise sale on July 3rd at the BRFD event. They will be selling again at the Labor Day event and will be ordering additional merchandise soon.
- There is a pie and ice cream social this afternoon from 2-3:30 p.m.

7. Community Comment:

Dave Janecke opened the meeting to Members.

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Lot 194 - Ken White – Ken asked what happens with the empty lots that may have bark beetle trees. It was explained that they will get a notification letter, and if the tree(s) are not removed by the deadline the HOA will pay to remove any marked trees with the expense being charged back to the lot owner.

Lot 158 - Caroline Weimer – Caroline thanked the many volunteers and people who work hard to make our Community a Firewise Community. She encouraged new owners to attend next year's June Annual Member meeting. She also mentioned that there were 200 people that attended the July 4th RV parade hosted by two of our lot owners and everyone had a great time.

Lot 568 - Pam Donohew - Pam wanted to know why the east gate of the Greenbelt that leads into Pine Canyon were locked while the forest was closed. She is upset because that gate opens on to the easement in private property in Pine Canyon and it doesn't open up directly into the forest so there was no reason for it to be locked. She said she contacted the office, wasn't treated with respect, and got what she considered confusing information on who made the decision to lock the gates. She then called the Forest Service and was told they didn't order that gate locked, so she then called Trisha again to complain that she hadn't been told the truth and wanted to know who made the decision to lock those gates. Dave Janecke, President, said he is the one that made the decision to lock the southern gates. Trisha indicated that when Ms. Donohew called it was made to her personal cell phone and she was yelling. Naila Erwin, Lot 180, confirmed that she was in the office when Ms. Donohew's call came in and her voice was so loud that she could hear her comments being made to Trisha, which included threatening to cut the locks off the gates and questioning the Community Manager's right to make that decision to lock the gates leading into to Pine Canyon.

Connie Kiser, Board Secretary, said there should be no personal bashing of other residents during a public meeting like this and if there are complaints, such as the ones being made by Ms. Donohew, or any other residents, then those people should be meeting with the Board in Executive Session.

Lots 352/353 - Conrad Davis. Conrad said he talked to the Forest Service and was told that when the forest is closed all gates that have any access, including the ones we are talking about, need to be locked.

Lots 537/538 - Lou Hoover - Lou indicated the easement on the southern perimeter through the Greenbelt gates that were locked are used primarily for hiking and equestrian purposes to loop about from the east and west southern Greenbelts, and not for getting out to the forest through the Pine Canyon gate on the far west end of the easement. He also mentioned that the gate at the west end for forest access on Pine Canyon property was locked.

Bill Patterson, Board Vice President, asked if what Lou is suggesting is that the Greenbelt gates that enter into the easements in Pine Canyon and Timber Ridge should be left open when the forest is closed because they don't open directly out to the forest. There was discussion about the fact that some people may have believed that the 40' equestrian/hiking easement along the southern perimeter was still part of the National Forest, as it was many years ago prior to the National Forest land swamp. Comments were made that the Board guidelines for locking those gates may need to be reviewed.

Lots 58/59 – Brenda Altfeltis. Brenda requested a copy of the Community Manager's job description.

Lot 85 - Lisa Markley – Lisa commented and explained the reason for driving her Ranger on the Greenbelt was to get to her horse corrals so she could clean them. She said that she didn't know it would be a problem and wasn't aware she had left any tire tracks along the trail. She apologized for driving on the Greenbelt but assumed it was ok because her lot is right next to the Greenbelt and gave her easier access to her horse corrals. She mentioned that she has now created a new path across her lot to get to the corrals. She also said that the HOA shouldn't have dumped a mound of dirt across the trail to prevent ATVs from driving on the Greenbelt because that mound now creates an obstruction for other people using the Greenbelt for walking and equestrian purposes.

There was general discussion about how tracks made on the walking trails send a message to others that it is OK to drive ATVs on the Greenbelts. It was noted that driving on the Greenbelt roads is restricted to residents who live on the Greenbelt and have to have access from the Greenbelt for Firewise cleanup. It was also suggested that additional "no trespassing" signs may need to be put in the Greenbelt areas.

There were also comments on the following:

- The best way to reach the office and the Community Manager was by phone or e-mail during office hours only. Some residents asked about reaching the office in case of an emergency and after hours and expressed concern over voice messages that have not been returned. There were concerns from residents that no one is available after hours and no way to reach the Board except through the Community Manager.
- Putting the RV permit on the website so it could be printed, filled out and then returned to the office. It was explained that printing it from the website would be difficult because the permit is printed on bright colored paper so it can be seen when it is put in the window of an RV.
- Someone had been seen riding around in a golf cart taking pictures of properties. It was explained that the Association Committees don't ride around in golf carts doing inspections and they wear bright colored vests for identification.

Lot 258 - Wayne Dillon. Mr. Dillon commented on difficulties he has had trying to communicate with the Community Manager, return call times, and about the restrictions and decisions being made by the Community Manager.

Lot 148 - Caroline Weimer. Caroline reminded everyone that people admire this neighborhood, and even the Sheriff, who spoke last month, indicated that he would pick Starlight Pines as his place to retire. If there are issues, the Board will take care of them and work it out when they can. There are so many positive things this HOA, Community Manager and Board bring to this Community to make it the great place it is.

Dave Janecke indicated that the Board will discuss the issue of the need for communication with the Community Manager after hours in Executive Session. He also noted that like the Community Manager, he has also received calls from residents on his personal cell phone, and at times it has been difficult to be cordial because some people who call are demanding, rude, unprofessional and disrespectful.

10. Old Business:

10.1 - Trash Compactor Committee Report

Gary Hanson reported for the Committee selected to come up with options on how to enforce the current rules and regulations for use of the trash compactor that are being regularly violated by some residents. They met yesterday and came up with some possible solutions. The issues are: cardboard is not cut up, thus taking up unnecessary space in the compactor, and residents throwing construction materials, furniture and other materials other than household trash into the compactor. Gary pointed out that the one goal is to get people to cut up cardboard boxes into flat 2-foot x 2-foot sections, because when cardboard isn't cut up it creates empty pockets in the bin that can't be compacted and the bin is underweight. He said the Association spends approximately \$2,300 every time the bin is taken down to Payson, and if underweight it is a waste of Association money. The Committee came up with the following suggested solutions: 1) more frequent compacting and more people assigned to help with the extra compacting; 2) simplify the messaging and use one big sign with the rules as you enter the trash compactor area; and 3) making sure residents and new people are made aware of what a privilege it is for our Community to have its own trash site, the penalties for misuse, and where they can donate furniture and other items not permitted to be dumped at the trash site. There was discussion that we are the only Community that has this amenity and that Clear Creek Disposal has a trash day once a month at Clint's Well where you can drop off the construction debris, furniture, etc. for a minimal charge. Gary mentioned that the Committee is also looking at other options for getting our trash hauled. Trisha noted that in the Newsletter that is coming out there is an article about using Clear Creek Disposal for items that can't be put into our compactor. There was discussion that we used to take recycled cardboard to Winslow but that facility is no longer there. Steve Yeary explained that we need to cut up even large flat

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cardboard pieces, because when large pieces go into the hopper they buckle up and then take up extra space. If you have smaller pieces then you have a better weight and the object is to get as much weight in there as we can before Waste Management comes to switch out the bins.

10.2 – Doggie Tank. Steve Yeary said that they are working on getting that scheduled.

10.3 - 40-foot Easement:

Connie Kiser explained some of the history and events concerning our 40' easement legal dispute with Pine Canyon in order to bring the Members up to date on what has been happening. Historically, back in the 1980s the southern perimeter of Starlight Pines backed up to the National Forest. Ten years later the U.S. Forest Service gave away that section of forest through a land swap with a developer. When that developer went to get the Pine Canyon plat approved by Coconino County, our residents objected and were able to negotiate a 40' easement along the northern perimeter of Pine Canyon and what is now Timber Ridge for hiking and equestrian use by Starlight Pines residents. Residents from Starlight Pines have used that easement for about 30 years. Then in 2019 the Pine Canyon HOA decided we could no longer use the easement, put up "no trespassing" signs, and hired an attorney. Starlight Pines had to hire our own attorney to represent us and we were all ready to go to mediation over the issue. Then about two weeks ago we received word that Pine Canyon had instructed its attorney to stop all further work on the easement dispute. Connie indicated that the Board's concern now, however, is that this same dispute could pop up again in a few years and then the Association would be back to square one in fighting for our right to the use of that easement. The Board is considering hiring a Certified Real Estate attorney from Sacks Tierney in Phoenix to get an opinion on how we can get this matter officially resolved once and for all. The Association has already spent about \$5,000 - \$6,000 in attorney's fees trying to fight Pine Canyon on this issue. Lou Hoover also mentioned that he wrote a paragraph some years ago about the use of the easement, who can use it, and where it is located.

11. New Business:

11.1 Amerigas Community Rate Contract

Connie Kiser indicated that a blast e-mail was sent out to the Community regarding a potential for getting a Community Rate for any residents buying propane from AmeriGas. There were about 105 people who responded to that e-mail, and a detailed list of those responding residents was then forwarded to AmeriGas. AmeriGas has done its computation and came back with a Community Rate of \$2.495 per gallon for residents who live in Starlight Pines and who want to use AmeriGas as their propane provider -- with no prebuy being required. Connie explained that it wasn't until a few days ago that she found out AmeriGas required a one-year Agreement to be signed by the HOA in order to qualify for this "Community Rate." If the Agreement is approved by the Board today, then this new rate is expected to go into effect on August 1, 2021. There was questionable language in the contract that Connie said she believes has been clarified via e-mail to the Amerigas Manager handling this matter. There was discussion and comments on issues, pro and con, that people have had with AmeriGas as a provider. Bill Patterson wondered if other companies had been contacted to find out if they would be interested in negotiating their prices and also said he felt there may be a conflict of interest for the HOA by signing the agreement. Sue Davis said there are four companies in Starlight Pines that provide propane gas and Griffin's Propane, who is our Community Center provider, has quoted a prebuy price of no greater than \$2.39 a gallon for the Community Center's propane. Sue Davis had questions about language in the Agreement that mentions the HOA having to provide a database list of customers. Connie explained that in the clarification e-mail sent to John Finnell at AmeriGas it was confirmed that AmeriGas would never ask for a list of our database for marketing purposes. Steve Yeary spoke and said he has not had a good experience with AmeriGas. Bill Patterson expressed concern that by entering into the Agreement we are endorsing AmeriGas. Connie indicated that this is a benefit to members of our Community and any resident who participates in this Community Rate program will have his/her own individual account and communicate directly with AmeriGas, not with the HOA. Dave Janecke said he has AmeriGas and his only problem has been trying to communicate with them.

Motion: Dave Janecke moved and Gary Hanson seconded a Motion to approve signing the "Community Rate" agreement with AmeriGas for propane at \$2.495 a gallon for residents who elect to choose AmeriGas as their propane provider.

No Members asked questions or expressed comments.

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The Motion passed with Bill Patterson and Sue Davis voting No.

11.2 USDA Forest Service Resources Conservation Grant

Connie Kiser explained that the Board needs to ratify certain actions by the President performed in order to preserve our ability to apply for monies from NCRS for thinning lots.

Motion: Connie Kiser moved and Bill Patterson seconded a Motion that the Board approve and ratify the actions of the President, Dave Janecke, in signing the NCRS/EQUIP Application to receive funding for Starlight Pines to pay for thinning on lots. Prior e-mail voting in favor of the NCRS Application and giving the President signing authority was done last week because the Application expiration deadline was prior to today's meeting.

No Members asked questions or expressed comments.

The Motion passed unanimously.

12. Adjournment:

There being no further business to come before the Board, the President asked that the meeting be adjourned into Executive Session for reasons allowed by ARS 33-1804.

Motion: Connie Kiser moved and Dan Knox seconded a Motion to adjourn the meeting into Executive Session to discuss legal advice, contemplated litigation, personnel and subcontractor issues, personal and financial information about individual Association Members and appeals relating to various violations and delinquent and outstanding assessments and fines.


No Members asked questions or expressed comments.

The Motion passed unanimously.

Submitted by:

Board Approved On:

8/14/21


Connie Kiser, Secretary

Approved:


Dave Janecke, President