

STARLIGHT PINES HOMEOWNERS ASSOCIATION
Minutes of the Regular Meeting of the Board of Directors
Saturday, October 9, 2021
Starlight Pines Community Center

1. Call to Order /Determine a Quorum

President Dave Janecke called the meeting to order at 9:00 a.m. Board Members present in person were: President Dave Janecke, Vice President Bill Patterson, Secretary Connie Kiser, Treasurer Sue Davis and Directors at Large Kim Traver, Gary Hanson and Bill Cross. Director Dan Knox was on vacation and excused from the meeting. The President announced that there was a quorum present to conduct business. Others present were those Members listed on the attached sign-in sheet.

2. Pledge of Allegiance

The President led all in the Pledge of Allegiance.

3. Minutes from Previous Meetings:

September 11, 2021 Regular Board of Directors Meeting – Connie Kiser Secretary
Bill Cross noted that there are several typos for the acronym EQIP in the minutes that need correcting. Connie indicated she will make those corrections.

Motion: Connie Kiser moved and Sue Davis seconded a Motion to approve the September 11, 2021 Board of Directors Regular Meeting Minutes as presented but with the corrections noted above.

No Members asked questions or expressed comments.

The Motion passed unanimously.

September 11, 2021 Executive Board of Directors Meeting – Connie Kiser Secretary

Motion: Sue Davis moved and Bill Cross seconded a Motion to approve the September 11, 2021 Executive Board of Directors Meeting Minutes as presented.

No Members asked questions or expressed comments.

The Motion passed unanimously.

Dave Janecke indicated that the Minutes for the September 12, 2021 Executive Board of Directors Meeting are still being worked on and will be presented for approval at the November Board meeting.

4. September 30, 2021 Treasurer's Report

Documents Distributed to the Board:

- Account Balances as of September 30, 2021
- Unaudited Income/Expense Statement [HOA Funds Only] as of September 30, 2021 – compared to Budget
- Unaudited Income/Expense Statement [All Funds] as of September 30, 2021 – compared to Budget

Sue Davis, Treasurer, reported:

- As of September 30, 2021 the Association is 4 months or 33% into our fiscal year which ends on May 31, 2022.

- The Association has received 77% of our annual anticipated income, which is to be expected because most of the income is comprised of yearly annual assessments received in a timely manner.
- The Association has spent 34% of its projected expenses for the fiscal year and Sue said she considers the Association to be in sound financial condition.
- The Account Balances sheet lists the official cash accounts, liabilities and replacement reserves which shows as of September 30, 2021 there is currently an Undesignated Funds/Equity balance of \$22,572.76.

Motion: Sue Davis moved and Dave Janecke seconded a Motion to accept the Treasurer's report as of September 30, 2021 as presented.

No Members asked questions or expressed comments.

The Motion passed unanimously.

5. Community Manager Position Update:

Dave Janecke indicated that the Board is conducting applicant interviews both this afternoon and on Sunday. Sue Davis explained that Trisha Birtwistle, our Community Manager, unexpectedly resigned and the Board is taking steps to fill that position.

6. Committee Reports:

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

Kim Traver indicated that usually this is tracked by the Community Manager so there is no official report but she does know that several RV permits were issued last month.

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

Greenbelt inspections were performed between the rain storms and it was discovered that multiple sink holes were in the Western Greenbelt. These are caused by stumps that were buried when Starlight Pines was being constructed and are decaying as time goes on creating voids. The rains open up these sink holes, which are dangerous to hikers and horses. A thank you to Steve Yeary who discovered the holes and filled them with dirt stored for this purpose. Steve Yeary has suggested the Greenbelt Committee add maintenance of the Dogie Tank road to their responsibilities and we will assume that responsibility starting immediately. The moisture received in September has curtailed further maintenance operations for the immediate future, but we hope to start on the West Greenbelt laddering project in October.

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 Knox, John & Patty Motley, Doug & Cindy Sparks, Paul and Faith Tuszynski

Conrad Davis reported:

As of four weeks ago there were 54 lots noncompliant so courtesy calls were made and as of one week ago there were still 20 lots that were noncompliant. Since then, it is down to 10 lots that are noncompliant. Conrad included in the Board packet a copy of the notification letter that goes from Firewise to Property Rules to show how the Firewise complaint process works. After Property Rules is notified of a Firewise violation, a letter then goes out to the non-compliant lot

owners giving them 30 days to comply before fines start. Because the office has not been staffed for several weeks and all volunteers did not know the capacity of our phone to record messages and the necessity of frequently deleting messages, Conrad decided to make another courtesy call. Every lot owner he talked with was very polite and respectful and seemed to appreciate the call. That call did produce some results. As of Monday, we were down to 10 lots that were still noncompliant, and it seems that almost all of those lots will be compliant by the Property Rules deadline of October 23rd.

The big issue with Firewise at this time is how to handle the EQIP grant and what, as a Committee, to do about thinning. Our current standard for thinning was first approved by the Board in 2006 and slightly refined and elaborated on in more recent years. Until the past three years thinning has been required as is obvious on the many lots in Starlight Pines that are already well thinned. However, due to the bark beetle outbreak and the pandemic the Board has allowed Firewise to suspend the thinning requirement. We know that if we are to remain part of the National Firewise organization, we can't indefinitely suspend thinning; however, until the current EQIP program is over, it would not be fair to inspect for thinning and require some lot owners to pay for thinning while others are getting it for free. Therefore, the Firewise Education Committee is asking the Board to once again suspend thinning until the EQIP program has been completed and all owners have had a chance to have their thinning paid for.

According to the National Firewise organization, which was formed by insurance companies, thinning is the most important criteria. Without trees there would be no wildfires, but there would also be no forest communities where people buy property because they love the forest, so there has to be some compromise. The Firewise Education Committee will have a Zoom meeting tonight, at which we hope to come to some sort of resolution about thinning criteria. To show the two sets of thinning criteria, Conrad indicated he attached to his report today information that Brece Hendrix dispensed at the last meeting, but which most of us did not get, and also a schematic that shows the different Firewise criteria for thinning. The Forestry and Fire Management, who are going to inspect for EQIP, are interested in controlling the fire and keeping it on the ground so that you don't have the raging crown fires like they are having in California. Conrad said that as an HOA he doesn't think we can be faulted if we choose to thin according to Forestry and Fire Management recommendations.

Our other major concern is how we are proceeding with the EQIP program. There are two more hurdles before the Foresters can begin marking trees for removal. We are required to have a Cultural Resources Survey to make sure our plan will not disturb any endangered species or disturb the natural habitat of any wildlife. We also need to sign a Specifications Agreement, which states that we are in agreement with criteria that will be used by the Forest Service for thinning and disposal of woody residue. According to Jonathan Chee, who is in charge of our EQIP program, marking will probably start in April 2022. It will be done by Jonathan, Brece Hendrix, and whatever other Forester is available. They have divided those initial 139 lots into 6 parcels and we only have to complete one of the six parcels in the year 2022 in order to keep the funding. Conrad indicated he also learned that we must reapply for funding to cover years 3, 4 and 5. The current funding cycle covers only the first two years of our project. To complete our application, we must have an MOU from the rest of the residents, so we will probably start that process again in the spring. The EQIP program is complicated and at times frustrating, but he believes it is well worth the frustration.

Bill Cross asked about the status of the funding and Conrad indicated we qualified for the funding and it is \$200,000 for the first year and \$250,000 for the second year, but we have to reapply for the second half. Conrad also explained that we will get money as we finish each one of the 6 units, so the work will have to be done and paid for by the Association before we can get reimbursed. Sue said part of the application process required that we provide bank account numbers for direct deposit purposes.

Connie Kiser asked if Conrad needed Board action on this today and he indicated he would like the Board to suspend any thinning requirement until each lot owner has had a chance to participate in the EQIP program. Conrad indicated it is going to take about 5 years to do all of the lots because it is set up as a 5-year program. Sue Davis explained that we have to reapply for years 3, 4 and 5 and there is no guaranty because the funding has to be allocated by Congress, but we have been approved for \$200,000 and \$250,000 for the first and second year of the 5-year program.

6.4 Property Rules Committee (PRC) – Bill Cross - Board Liaison, Brian Birtwistle, Chair, Rosemary Johnson; Stacy Frederick, and Le Ann McCoy
Bill Cross reported the he has no report at this time.:

6.5 Newsletter - Alma Seward

Alma reported:

The 4th Quarter issue of the SPHOA Newsletter was printed on Monday, Oct. 4th, and is awaiting delivery to the Community Center for sealing and labeling and transport to the Winslow P.O. for mailing. There are two new advertisers signed up for the 4th Quarter issue and two return advertisers; for an additional \$300—a net income gain of \$425. We have added four pages to accommodate the additional material as approved by the Board at its September meeting.

Alma indicated she is preparing an updated list of advertisers for the Board Treasurer today. Since the 2nd Quarter Newsletter we have added a total of six new advertisers, and another two are expected for the 1st Quarter 2022 issue.

Alma indicated she is desperately soliciting four volunteers next week to help with folding and labelling the 4th Quarter mailout, and she is hopeful to get the newsletters to Winslow for mailing before Friday. She is tentatively setting a date of Monday morning or afternoon to get the Newsletter ready for mailing.

6.6 Starlighters – Bonnie Steele

Bonnie Steele reported:

- The final Starlighters Community breakfast for 2021 was held on Sept 25th with 60 people served for a net income of \$162.55. The total cash income for September was \$682.10. The quilt raffle drawings were held at 9 a.m. with Kaye Cody from Mogollon Ranch winning the Autumn Panorama and Mary Goitia from Starlight Pines winning the Winter Stag and with cash merchandise sales at the breakfast totaling \$262.00. Sue Davis indicated in her report that there is \$9,948.60 in the Starlighters' fund balance as of September 30th.
- There was a highway cleanup scheduled for Oct 8th that had to be cancelled due to unsafe conditions.

- Plans are being made for the Taco Fest on Oct 30th, providing the Community with another chance to purchase Happy Jack merchandise and enjoy a tasty meal. Decorations will be using a Halloween theme.

- The Community is deeply saddened at the loss of Arlene Nelson this week, a faithful Starlighter for many years.

7. Community Comment: Dave Janecke opened the meeting to Members.

Dave Lutz – Lot 341: Dave wanted to know if the comment about interviews taking place tomorrow means that the Board is ruing out using a professional management company. Dave Janecke responded saying that the option of hiring a company is still on the table and information received from two different management companies is being reviewed, but he doesn't believe the Board is pushing that way. Dave explained that it would require a lot of co-ordination if we went to an outside company and all of that will be reviewed in Executive Session today.

Robyn & Peter Kuhl - Lot 195: Robyn indicated that their neighbor told them he has AC approval for installing perimeter horse corral fencing around his lots. Robyn indicated she thinks that is against the CC&Rs because a perimeter fence can be no taller than 3' and made of natural materials. She wanted to know what is the precedent or authority for the AC approving something that is against the CC&Rs and how does that guarantee to them that the CC&Rs are being followed. Kim Traver, the AC Chair, indicated that the neighbors were approved for a barn and she is not aware of any approval for a perimeter corral fence. Mr. Kuhl said the neighbor had enough fencing delivered to build a corral on several acres of property and when asked, the neighbor told him personally that this was approved by the AC and that he is going to start putting the corral fencing up this week-end. Connie Kiser explained that this issue is going to be addressed in Executive Session today.

David Reese - Lot 7: He is confused about coming in and clearing lots by Firewise groups. He went through his Firewise inspection this year and is he correct in his understanding that next year's lots scheduled for Firewise inspections is the group getting the grant monies, and then the following year the next 200 lots will get the monies? He also mentioned that we are not going to spend a lot of money on each lot; his lot is pretty cleared but several lots down from him that are vacant will cost more to get cleared. Conrad Davis answered explaining that they will do allotments per lot so that the money can be spread out.

Sue Davis indicated that the office e-mail address of SPHOA1216@tds.com can be used for any additional questions about the grant program.

Pat Edwards -Lot 514: Pat asked if there is a chance her lot will be able to get part of the grant monies. Dave Janecke indicated that our pending application is for lots 201 – 400 and we will be applying for lots 401 through 613 in the second application for \$250,000. Conrad Davis also indicated that Johnathan Chee suggested recontacting those owners within lots 201—400 who didn't submit an MOU and give them another chance to participate.

Marilynn Calkins – Lot 208 - Marilynn distributed to the Board a copy of her suggestions on what should be considered when hiring a new Community Manager. Marilynn then read her prepared suggestions, a copy of which is attached to these Minutes.

8. Old Business:

8.1 Dogie Tank. Steve Yeary reported that the gate has now been installed and there is just a little paint work needed. There was discussion that the Dogie Tank gate will be locked only when the National Forest is closed.

9. New Business: None

10. 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 Bill Patterson seconded a Motion to adjourn the meeting and move into Executive Session to discuss legal advice, contemplated litigation, personnel 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.

The meeting was adjourned.

Board Approved On: _____

Submitted by:

Connie Kiser, Secretary

Approved:

Dave Janecke, President