

**STARLIGHT PINES HOMEOWNERS ASSOCIATION**  
**Minutes of the Regular Meeting of the Board of Directors**  
**Saturday, June 11, 2022**  
**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, Treasurer Sue Davis, and Directors at Large Gary Hanson, Dan Knox, Kim Traver and Bill Cross. Vice President Bill Patterson joined the meeting by phone and Secretary Samantha Wikoff was absent. Connie Kiser, Assistant to the Board Secretary Samantha Wikoff, was also present to take Minutes. 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:**

Dave Janecke announced that the Regular and Executive Session Board Minutes from May 14, 2022 will be submitted for approval at the Annual Board Meeting to be held on Monday, June 13, 2022 at the Community Center.

**4. May 31, 2022, Treasurer's Report**

Dave Janecke announced that the Treasurer's Report for May 31, 2022 will be submitted for acceptance at the Annual Board Meeting to be held on Monday, June 13, 2022

**5. Community Managers' Report – Julia Harn reported:**

- There have been 437 emails sent since the May Board Meeting, so email volume has calmed down. Five escrow responses were provided to title companies for properties being sold.
- They are continuing the mailbox project with five of the mailbox clusters having layers of old labels scraped off and new labels applied. The Architectural Committee has 17 new homes under construction and one ready for final approval and only 16 mailboxes available. If anyone plans to request a mailbox, please do that sooner rather than later. Steve Yeary indicated it takes over two months to get a new cluster of mailboxes delivered and installed. Dan Knox suggested that the Association go ahead and order those mail box pods because the delay could be even longer if we wait. Sue Davis and Bill Patterson also agreed that it would be wise to order those pods now and have them installed and ready to go.
- The office is up-to-date with pest control, and thanks to the Greenbelt Committee for keeping up the Community Center landscape maintenance. The furnace/air conditioning unit servicing is in progress and awaiting parts.
- Architectural Change Projects: Julia indicated that she and Michelle are continuing to follow up on on-going projects while taking in new ones. They are also updating the map on the office wall that shows which lots are vacant, which have homes under construction, and which lots have existing homes.

●Thanks was given to all who have raked, inspected, cleaned, compacted and wrangled with issues to keep this Community such a delightful place to live and work.

## **6. Committee Reports:**

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

- Projects awaiting second approval: 9
- Projects in Progress: 40
  - New homes under construction: 17
  - New garages: 6
  - New roofs: 3
  - Sheds: 2
  - Decks: 4
  - Fences: 4
  - Miscellaneous: 11
- Pending: 6
- Projects Completed: 1

**6.2 Greenbelt Committee – Don Cacioppo - Chair;** Buddy & Sue Peck, Dave Ihns, Paul & Gayle Budrick, Mary Colbert, and Lisa Markley  
Don Cacioppo reported:

Greenbelt inspections were performed and no new problems were found, but lots bordering the Greenbelts did have trees that were dying and those were reported to the Firewise Committee. Spring cleanup around the Community Center was completed, which included removal of pine needles around the building and the parking lot, trimming of greenery, tune-up of the watering system and weed control. Thanks was given to Dave Lutz for getting the watering system ready and the cleanup crew consisting of Paul and Gayle Budrick, Lisa Markley, Buddy and Sue Peck and Don Cacioppo. It was also announced that Dan Knox has decided to resign from the Greenbelt Committee and was thanked for all his volunteer time and effort over the past years.

**6.3 Firewise Education Committee (FEC) – Bill Patterson - Board Liaison; Conrad Davis, Chair;** Larry Butler, Bob Dahlgren, Paula & Tom Osterday, Dave Lutz, Dan Knox, John & Patty Motley, Doug & Cindy Sparks, Pat Macholtz, Jim Copeland, Tom & Maria Braddick, and Paul & Faith Tuszynski

Conrad Davis said he only had a couple of things to report:

First is that Berdie Nally has volunteered to help with the Firewise Committee and he would like Board approval for that.

Secondly, he explained that in the Board's packet is a revised Bark Beetle Lot Inspection Form for Board approval. The revised form now contains enlarged bold lettering on the steps needed to avoid a fine, a better explanation of how to recognize a tree that is infested with bark beetles, and a better explanation about the size limitation for stumps that are left after an infested tree is cut down and removed. Firewise is hoping that some of the additional information will help people to be able to identify and report trees that become bark beetle infested.

**Motion: Dan Knox moved and Dave Janecke seconded a Motion to approve the appointment of Berdie Nally to serve as a Member on the Firewise Committee.**

No Members asked questions or expressed comments.

**The Motion passed unanimously.**



**Motion:** Dave Janecke moved and Dan Knox seconded a Motion to approve the revised Bark Beetle Lot Inspection Form as submitted by Firewise Chair Conrad Davis.

No Members asked questions or expressed comments.

**The Motion passed unanimously.**

**6.4 Property Rules Committee (PRC) – Bill Cross - Board Liaison; Rosemary Johnson, Chair** – Stacy Frederick, and Le Ann McCoy. Bill Cross reported:

Eight properties were inspected in the last few weeks. Noncompliant properties included: peeling paint; debris and building materials on a lot; materials stored under a deck; and multiple firepits. Letters will be sent out in the coming weeks notifying property owners of the violations and that if lots are brought into compliance by the deadline, accruing fines will be avoided.

**6.5 Newsletter - Alma Seward** Dave Janecke read Alma's report as follows:

The 3rd Quarter 2022 issue of the SPHOA Newsletter is in progress and expected to be in the mail by the first week of July. Alma is currently waiting on contributions by the June 15<sup>th</sup> submittal deadline. Please feel free to contact her with any information or suggestions for the upcoming Newsletter. She would especially appreciate any photos from the Annual Member meeting today and the Board Election on June 13<sup>th</sup>, as well as photos from the Starlighter's Boutique on May 28<sup>th</sup>. (Send them to her e-mail at: [blueridgestudio@tds.net](mailto:blueridgestudio@tds.net))

**6.6 Starlighters – Bonnie Steele**

- The Memorial Day Weekend Boutique was held on May 28<sup>th</sup> with a large attendance. The Gross/Total Income was \$7,379.26.
- The underwear drive for Alice's Place ends today and they have collected over 100 items and money donations of \$330.
- The business meeting scheduled for Friday June 10<sup>th</sup> was canceled because she and Naila Erwin were possibly exposed to Covid-19 and did not want to risk others being exposed.
- The Community breakfast will be held on June 25<sup>th</sup> and they will be serving pancakes and sausages with a bake sale featuring breakfast pastries.
- A parade and hot dog picnic have been planned by individual Community Members for July 4<sup>th</sup> from 11a.m.- 2 p.m. The picnic will be funded by donations from those attending.
- Starshine quilting group will meet again on June 28<sup>th</sup>.

**7. Community Comment:** Dave Janecke opened the meeting to Members for any Community comment, discussion, and concerns. Members were invited to comment and when recognized, to identify themselves and their lot number.

**Caroline Weimer - Lot 148:** Caroline wanted to comment that we have one of the most fabulous Boards and HOA organization. She mentioned that there is so much stuff they have to deal with as volunteers and how much work each of their jobs entail. For those in the audience that did not attend last year's Annual meeting, she mentioned that Coconino County Sheriff Driscoll spoke at last year's meeting and made the comment that he thought our Community was one of the best in the County and that he wants to retire in Starlight Pines. That says a lot about our Community. She also explained that the 4<sup>th</sup> of July event is not an HOA sanctioned event, but several individuals have stepped up to help organize the annual parade and barbeque. There will be cans on the table for donations to help pay for the food and drinks. She noted that over the years the parade and barbeque have become an annual event and everyone has a great time with great decorating ideas for themselves and their or whatever they

want to ride in the parade. Dave Janecke added that this parade is fantastic and it includes not only RVs, but also horses and people walking. Anyone can participate and people from the all over the mountain join the festivities with a huge turnout every year. That turnout shows the great Community support this event has.

**8. Old Business**

**8.1 – 2022 Annual Election – Update re voting deadline.**

Dave Janecke indicated that the last day for voting is Monday, June 13, 2022, and all ballots must be delivered to the Community Center by noon on that date, or ballots being mailed must be postmarked by June 13, 2022.

**9. New Business - None**

**Motion:** Dave Janecke moved and Dan Knox seconded a Motion to adjourn the regular Board Meeting, with the Annual Member Meeting, Informational Forum and Firewise Recognition Day to begin at 10:00 a.m. today.

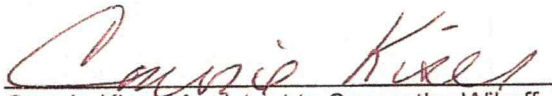
No Members asked questions or expressed comments.

**The Motion passed unanimously.**

The meeting was adjourned. The Annual Board of Directors Meeting will be held on Monday, June 13, 2022 in accordance with our governing documents, and the next Regular Board Meeting will be held on July 9, 2022.

Board Approved On: 7/9/22

Submitted by:



Connie Kiser, Assistant to Samantha Wikoff,  
Board Secretary

Approved:

  
Dave Janecke, President