

STARLIGHT PINES HOMEOWNERS ASSOCIATION
Minutes of the Regular Meeting of the Board of Directors
Saturday, July 9, 2022
Starlight Pines Community Center

1. Call to Order /Determine a Quorum

Dave Janecke acted as Chairman of the Meeting and introduced current Board Members who were present: Bill Patterson, Dave Janecke, Sue Davis, Dan Knox, Kim Traver and Gary Hansen. The Chairman announced that there was a quorum present to conduct business. Connie Kiser appeared by phone for the purpose of taking Minutes. 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.

Dave Janecke announced that Lori Davis, Chair of the Ballot Verification and Election Counting Committee, submitted a written report certifying that the Committee met and counted the returned election ballots and the official voting tally resulted in the following eight candidates were duly elected to serve on the SPHOA 2022-2023 Board of Directors:

Dan Knox, Sue Davis, Gary Hanson, Bill Patterson, Rosemary Johnson, Peter Kuhl, John Motley and Frank Pettit

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 2022-2023 year as presented.

No Members asked questions or expressed comments.

The Motion passed unanimously.

The meeting was turned over to the newly elected Board of Directors.

4. Election of Officers

Rosemary Johnson nominated the following slate of officers to serve on the Board of Directors for the 2022-2023 year:

President:	Gary Hanson
Vice-President:	Dan Knox
Secretary:	Peter Kuhl
Treasurer:	Sue Davis

There were no other nominations from the Board.

Motion: Rosemary Johnson moved and Bill Patterson seconded a Motion to elect the above nominated slate of Board Officers to serve during the 2022-2023 year as presented.

No Members asked questions or expressed comments.

The Motion passed unanimously.

Dave Janecke then turned the gavel over to Gary Hanson as the newly elected President of the Association's 2022-2023 Board of Directors.

Gary thanked outgoing and previous Board Members - Dave Janecke, Connie Kiser, Bill Cross, Kim Traver and Samantha Wikoff for their service to this Association and he looks forward to working with the new Board this next year.

5. Minutes from Previous Meetings:

June 11, 2022 Regular Board of Directors Meeting – Connie Kiser Assistant Secretary

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Motion: Dan Knox moved and Sue Davis seconded a Motion to approve the June 11, 2022 Board of Directors Regular Meeting Minutes as presented.

No Members asked questions or expressed comments.

The Motion passed unanimously.

June 11, 2021 Annual Member/Firewise Recognition Meeting - Connie Kiser, Assistant Secretary

Motion: Sue Davis moved and Dan Knox seconded a Motion to approve the June 11, 2022 Annual Member/Firewise Recognition Meeting as presented.

No Members asked questions or expressed comments.

The Motion passed unanimously.

June 13, 2022 Annual Board of Directors Meeting – Connie Kiser, Assistant Secretary

Motion: Sue Davis moved and Dan Knox seconded a Motion to approve the June 13, 2022 Board of Directors Annual Meeting Minutes as presented.

No Members asked questions or expressed comments.

The Motion passed unanimously.

June 13, 2022 Executive Board of Directors Meeting – Connie Kiser, Assistant Secretary

Motion: Dan Knox moved and Sue Davis seconded a Motion to approve the June 13, 2022 Executive Board of Directors Meeting Minutes as presented.

No Members asked questions or expressed comments.

The Motion passed unanimously.

6. June 30, 2022 Treasurer's Report:

6.1. Account Balances and Unaudited Income/Expense Statements were previously distributed to the Board and made available to those in attendance.

Sue Davis, Treasurer, explained that due to an elk incident while traveling up here she was unavoidably delayed in getting her monthly report completed, so she is giving an abbreviated report this morning.

She reported that we have completed the first month of our new fiscal year which runs from June 1, 2022 through May 31, 2023. There were new member contributions during June of \$960, disclosure statement fees collected through title companies for escrow closures of \$1,600, and 84% of our Members have paid \$128,663.97 in annual assessments. The Starlighters, which is a non-member income item but part of the All Funds report, had income for the month of June of \$5,826.20 from its events. The Starlighters' net income for the year is distributed to various qualified charities during December of each year. Community Center use fees received totaled \$450 for June and total Association income for June was \$138,121.51, which represents 76% of our budgeted monies. Sue noted that we receive most of our yearly budgeted funds during the month of June when Member annual assessments are being collected.

Sue explained that the Association's expenses are itemized on the Unaudited Income/Expense Statement. Special note was made of Line item 5023, Firewise Education Committee expense, which includes an abatement cost of \$700 because a homeowner did not clear the lot and the Association had to pay to have it done, but that amount will be billed back to the homeowner. She noted that Line item 6040 is for Common Properties Maintenance for all of the combined property the Association owns, and Line item 6055, Payroll, etc., is at 8% of our budget, which is where we planned to be. The Association's total expenses for June are \$17,768.10.

Sue also explained that we didn't have quite enough money to finish out last fiscal year in the black, so we had to take money out of our unallocated cash reserves and deposit those funds into our operating account. Sue pointed out that Total Cash, as reflected on the Account Balances sheet, is \$328,177.21, which includes our petty cash and the Starlighters cash box. On that same statement, Current Liabilities and Replacement Reserves are itemized by individual line items. She noted that included under Liabilities is a \$20,000 legal trust fund on deposit with Sacks Tierney to secure future legal fees in regard to the 40' easement litigation. Also reflected under Liabilities is \$25,300 for Refundable-Bldg. Deposits that we are required to hold in a special account, and also a line item reflecting \$1,050 in donations made

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to a 40-Foot Legal Support Fund to help with those very specific legal expenses. She indicates she believes we are well funded in our Replacement Reserves accounts to be used to repair, as needed, things or property the Association owns because we have been building those line item funds over time. Sue also noted that at the bottom of the Account Balances Sheet she has also provided a list and itemization by category of the Association's Receivables. Currently 16% of our Members have not paid annual assessments for this year, but the amount of \$24,336.03 reflected as outstanding also includes unpaid annual assessment balances from prior years. Our current Accounts Receivables total is \$71,111.99, but when a lot sells the Association is able to collect any outstanding amounts for that lot through escrow.

Bill Patterson asked for dues clarification and wanted to know where the annual assessments Members paid prior to June 1st are reflected in this month's statements. Sue explained that she identified those prepaid funds in the May report, prior to the end of the fiscal year, but now that we are in the new fiscal year those funds have been rolled into current income under line item 4075.

Motion: Sue Davis moved and Bill Patterson seconded a Motion to accept the Treasurer's Report as of June 30, 2022, as presented.

No Members asked questions or expressed comments.

The Motion passed unanimously.

7. Community Managers' Report – Julia Harn reported:

- There have been 508 e-mails sent since the June Board Meeting and 17 escrow responses were provided to title companies for properties being sold.
- They are continuing the mailbox project with 15 of the mailbox clusters having layers of old labels scraped off and new labels applied. Looking forward, a new cluster of 16 mailboxes has been ordered to be installed at the compactor site before winter.
- The newly ratified Property Rules and the Architectural Rules and Firewise and Healthy Forest Program for Starlight Pines already in place, have been sent for recording to the Coconino County Recorder and will be uploaded to the HOA website when the stamped copy has been returned from the County.
- The Starlight Pines internet router had to be replaced and the guest wi-fi now requires a password. The guest password has been posted on the Community Center front door for those of you using the wi-fi from the parking lot.
- The office is up-to-date with pest control and thanks was given to the Greenbelt Committee for keeping up the Community Center landscape maintenance. The Community Center furnace/air conditioning unit servicing is in progress and awaiting parts.
- Architectural Change Projects: Julia indicated she and Michelle are continuing to follow up on 17 on-going projects while taking in new ones; Firewise: They have assisted with communication and documentation of inspections and re-inspections for Lots 200-400; Property Rules: The office assisted with 16 projects, many of which were resolved quickly.

8. Committee Reports:

8.1 Architectural Committee (AC) – Kim Traver – Previous Chair/Board Liaison; Ken Grode and Don Morden. Kim Traver reported that last month the Committee had:
Projects in Progress – 40, including: New homes under construction -15; New garages - 6; New roofs - 3; Sheds - 3; Decks - 6; Fences - 4; and Miscellaneous - 10.

8.2 Greenbelt Committee – Don Cacioppo - Chair; Buddy & Sue Peck, Dave Ihns, Paul & Gayle Budrick, Mary Colbert and Lisa Markley. Dan Knox read the report prepared by Don Cacioppo.

Greenbelt inspections were performed and three bark beetle trees were identified and removed. Thank you was given to Paul Budrick and Buddy Peck for their assistance. Training was conducted for the Committee's newest members: Lisa Markley and Mary Colbert. The entrances to the Greenbelts currently have "NO ATV" stickers on signs, but the majority of those stickers have faded and are in need of replacement. Michelle has found a potential replacement for \$ 8.95 each and the size is 8 inches tall, SPOHA Board of Directors Regular Meeting Minutes 7/9/2022

which will fit where the 15 old stickers are placed. It was the Board's consensus approving Gary Hanson's recommendation of also adding "No Bikes" to the wording on those new stickers. There was discussion that the cost would be about \$150.00 and Sue Davis indicated there is already an expense line item of \$600 in the current budget that will cover the cost for this project. The task was given to Julia for follow up on getting the new stickers ordered.

8.3 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, Paul & Faith Tuszynski, and Berdie Nally. Conrad Davis reported:

The 2022 inspections went well. They were completed during the first three weeks of June and the inspection sheets, accompanying letter of explanation, and the list of contractors were mailed on June 22nd, which was the predetermined notification date. The inspection forms were scanned and the office has a copy on its computer so that when a lot owner calls for a re-inspection, the office can quickly determine which of the six criteria failed and request the re-inspection. Copies of the paperwork were also made for the lot files and the results were recorded online in Drop Box. The pass rate this year was 43%, which is 5% lower than last year. Part of that difference was undoubtedly due to unusually high winds during the several weeks prior to inspections that caused an unusual increase in pine needles and dead and down limbs. The other reason may be that homeowners are now aware that they have three months to get the work done if their lot doesn't pass. However, all the homeowners that Firewise encountered were very accommodating and seemed to believe in the Firewise program. One owner also talked about writing a proposal to the Board asking that dead and down logs be permitted if they are being used in a manner to prevent erosion. Conrad said he thinks that the proposal should be considered. There was discussion about changing that dead and down criteria to allow for erosion control and Bill Patterson asked for clarification from the Forest Service on flammability of buried dead and down and whether erosion control should instead be done with rocks. One other interesting aspect of this year's inspections was the variation in pass rates for different teams of inspectors. In the past, owners have criticized our results by saying that some inspectors are much stricter than others. It was interesting to see that a team that had the most failures last year had the fewest this year, and the team that had the fewest failures last year had the most failures this year.

The EQIP thinning has finally started. The NRCS gave us permission to start the cutting last Thursday. Two of the four contract areas are now three-fourths done and should be completed this coming week. The HOA will pay the contractors, Steve Yeary and Tristin Leach, as they finish each of the four contract areas. Conrad said Steve Yeary had to pay \$1,200 - \$1,500 of his own money for a roll off. Conrad is suggesting that the Association pay for the cost of roll offs for contractors, as needed, maybe through some type of agreement directly with Clear Creek Disposal. Sue said she thinks this is something that would need to be approved by the Board. Gary clarified that roll offs would be available for any contractor doing the thinning work under the EQIP contract, not just Steve Yeary. Bill Patterson said we need to make a Motion and then contact Clear Creek Disposal about how that type of billing would work since we are currently paying the contractors and then we are reimbursed under the EQIP program. Bill Patterson asked if we could ask Clear Creek Disposal to notify us if our EQIP contractors need and receive a roll off, and whether or not the HOA can be billed directly to avoid double payment issues. Sue said she will be monitoring each disbursement during this project, but she will check with Clear Creek Disposal to see if she can set up a direct billing for HOA authorized roll offs.

Motion: Bill Patterson moved and Dan Knox seconded a Motion to approve payment by the Association for the use of roll offs from Clear Creek Disposal, if needed, to be used by the EQIP thinning contractors. Any roll off expense will be treated as an additional thinning expense advancement of funds from the Association and submitted for reimbursement under the EQIP program.

No Members asked questions or expressed comments.

The Motion passed unanimously.

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Conrad reported that one of our EQIP contractors, Tristen Leach, started last Tuesday cutting down marked trees in a group of 6 lots and has already completed four lots. Three lots are separate from the four contracted areas because the homeowners are acting as their own contractors. Those individual lot owners have been sent a separate contract and waiver and will be paid when they finish cutting and their lots have been inspected. After these three lots and the four contract areas are done, CIN#1 will be complete and ready for inspection by NRCS. When we have been inspected by NRCS and approved, the HOA will be eligible for reimbursement. Conrad indicated he has been told, but there is no guarantee, that reimbursement will happen within two weeks.

Conrad reported that the State Forestry and Fire Management people who are partnered with NRCS have now started marking CIN#2, which is 20 lots from lots 201-230. Those particular lots are located along Lariat and Blue Oak Drive along with three lots on Star Shine Circle. They were chosen for their proximity to each other and a thinning agreement is being emailed to the lot owners as soon as Conrad is notified that their lots have been marked for thinning. CIN#2 will probably be divided into two contract areas and Conrad indicated currently the trees marked in orange are staying [meaning not being cut] and those marked in blue are being cut. Bill Patterson reported that he received an e-mail from someone whose lot was marked for thinning. The owner said she was told that she can only disagree with 10% of the marked trees, but if it is more than 10% then she has to file a Petition with the Federal program. Conrad indicated that is correct and discussion then proceeded on where this appears in the paperwork and agreements and how the lot owners are being notified. It was also discussed that with the colored marking tape now being used under the EQIP program, perhaps red or yellow tape should be used for distinguishing bark beetle trees being identified by Firewise.

It was noted that this year's Firewise re-inspections are progressing quickly. The team members who are full timers in the summer: Dan Knox and Dave Lutz, John and Patty Motley, Paul and Faith Tuszynski, Berdie Nally and Pat Macholtz, and Maria and Tom Braddick, have all been incredibly helpful in volunteering to inspect the lots as re-inspection requests are called in to the office. Firewise has also been busy with 25 bark beetle trees that were identified during the yearly Firewise lot inspections.

8.4 Property Rules Committee (PRC) – Rosemary Johnson, Chair, Stacy Frederick, and Le Ann McCoy

Rosemary reported:

Property inspections have been suspended pending guidance on procedures from the Board, such as having two people do an inspection and how to notify property owners when someone from Property Rules is coming and what's being inspected. The Committee needs more volunteer help since there are currently only three members on the Property Rules Committee. Rosemary said if anyone is interested, to please see her after the meeting or leave your contact information with the office. Bill Patterson noted that all members of the Association are advocates of the community, and if someone sees something that is in violation it needs to be put in writing and submitted to the office so an inspection by Property Rules can be scheduled.

8.5 Newsletter - Alma Seward

Alma reported:

The 3rd Quarter 2022 issue of the SPHOA Newsletter is in progress and will be printed shortly after the July 9th Board meeting. The publication date was extended to allow for photos of the newly elected Board Members, the election of officers, and related coverage of the meeting. Additionally, there have been last-minute changes to County and USFS fire restrictions that required updated articles for this issue. Alma says she expects to have the final copy to the printer by July 12th, and assuming someone is available for transport of the printed copies up here on the 14th or 15th, the Newsletter should get to the Winslow Post Office by Monday, July 18th. Alma asked anyone with suggestions for the upcoming Newsletter to contact her. There are two new advertisers who bought full-page ads so this issue will be about 28 pages. There was discussion about electronic copies of the Newsletter being made available, and Sue Davis indicated the office has been polling Members on annual assessment stubs mailed to all Members about receiving an electronic copy of the newsletter rather than by mail. It was noted that the

problem with going completely electronic is that our Newsletter fulfills an official obligation as a Membership corporation to communicate quarterly with everyone, including those Members who may not want an electronic copy or whose e-mail address has not been provided or is not valid.

8.6 Starlighters – Bonnie Steele

Naila Erwin gave the Starlighters Report:

- The Community breakfast of sausages and pancakes held on June 25th was served to 92 people for a profit of \$387.47. The bake sale of breakfast pastries had a profit of \$219. Total Cash Deposit for June was \$1,016.37.
- Combined merchandise income from the sale on July 2nd at the firehouse was \$4,424.15.
- Donations from the July 4th picnic for food and drinks were \$400 and the turnout was estimated to be 150 to 200 people.
- The underwear drive for Alice's Place was a huge success! Starlighters collected over 284 items of underwear for women, boys and girls, plus money donations of \$430. The cash was used to purchase blankets, children's sleepwear, sleeping bags and storage bins. In addition, 24 personal hygiene kits were made by the Starshine ladies and seven handmade stuffed bears made by Pat Norton's sewing group in Oro Valley were donated. The people in charge who received the donations were very appreciative that most of the items were inventoried and delivered in storage bins
- On July 15th the Starlighters, along with some ladies from the mountain, will enjoy having lunch at Fargo's in Payson. This has become an annual event and a short business meeting will follow.
- Starshine quilting group will meet again on July 26th.
- The next community breakfast and bake sale will be held on July 30th.

9. Guest Speaker - Coconino County Sheriff Jim Driscoll

Gary Hanson welcomed Sheriff Driscoll to our Association's meeting.

Sheriff Driscoll announced that Deputy Sheriff Steven Himes, who is assigned to this area, has been deployed to active duty for 60 days with the National Guard, but there have been other Deputies coming down here every day continuing to support this area during Deputy Himes's absence. He reported that the recent wild fire in Flagstaff was really bad and numerous evacuations had to be implemented. He said he has seen a lot of fires, but nothing this bad for a long time. He reminded all Members to always be in the "Ready" phase of the Ready-Set-Go national program for evacuation preparedness, regardless of where you live and whether or not there is a current active fire.

He reported that due to extreme fire danger each summer there is currently tremendous pressure being put on the Coconino County Forest Service to do a mandatory forest closure from May until the monsoons hit. There will be a lot discussion about this starting in September and everyone was encouraged to weigh in on the matter, pro or con. He also indicated our forests are being overrun with campers and trailers with people trying to escape and isolate from COVID. The Sheriff's Department understands that need, but it is creating huge problems. He mentioned that his Department has been overrun with "cluster camps" of 20 or 30 motor homes and travel trailers that gather together and stay parked in the forests for months. Sheriff Driscoll said he has contacted Senator Kelly about the problem several times and has met with Forest Service officials about the overuse of its forests by motor homes and trailers camping for months, when there is supposed to be a 14-day stay restriction. More than half of his Department's time is spent dealing with calls for camping issues related to ATVs, traffic, dogs, kids, music, noise, dust and worse if you put alcohol in the mix. His Department was called out over 66 times during the 4th of July week-end. They are also seeing more issues with trash being left behind by those campers.

There was a question-and-answer period with Member participation. One question was whether or not Starlight Pines could get a portable radar trailer for digital speed reading along the side of a street. Dan Knox indicated construction workers have been clocked going 55 miles an hour in the Community and asked if there was anything that could be done about that. Sheriff Driscoll suggested finding out the name of the construction company and report it so the Sheriff's office can call the company about the speeding complaints. Sheriff Driscoll said that John Paxton from the County would call Dan Knox about

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getting the radar speed trailer put in our community. He also mentioned that burglaries and home invasions have been very low in our mountain communities, but it continues to be important for neighbors to watch out for each other.

Sheriff Driscoll was thanked for attending our meeting and giving the Community an update on current issues and activities

10. Community Comment:

Gary Hanson opened the meeting to Members for any Community comment, discussion or concerns. Members were invited to comment and when recognized, to identify themselves and their lot number.

Caroline Weimer - Lot 148: Caroline thanked everyone who worked to help with the 4th of July parade and hot dog event. She indicated there was nothing but positive comments and people from other communities even stayed to say thank you and help with the clean-up.

Lou Hoover- Lot 537: He is looking for people who may want to join in as a group to schedule having someone come up to clean chimneys. Doing it as a group may make it a little cheaper.

John Pendell - Lot 536: Mr. Pendell asked about the licensed contractors being hired for the EQIP thinning program, whether the contractors are licensed and whether owners can choose to hire anyone they want to cut down trees for lots that are not included in the EQIP program. Gary said the Board debated this thoroughly and the EQIP contractors are not licensed but have signed the appropriate Contract Agreement with the Association. He also mentioned that lot owners can hire anyone they want to do work that is not connected with or part of the current EQIP program.

Mr. Pendell also mentioned that at the last meeting we said we had an Agreement with the Forest Service regarding the perimeter fence. The Forest Service said they don't have any agreement with the HOA so he is requesting a copy what we said we had. Gary Hanson clarified that the question Mr. Pendell had at the last meeting was about gates being illegal. Mr. Pendell said his complaint is that the perimeter fencing that surrounds Starlight Pines belongs to the HOA and we are allowing people to have individual gates in that fencing which are being used to illegally drive on to forest land. Gary explained that once someone drives into the forest, if they do something that is illegal, it is a Forest Service enforcement issue, but the gates, themselves, are not illegal. Mr. Pendell was asked to provide specific addresses or lot numbers so the Board can determine exactly what he is complaining about. Bill Patterson asked Mr. Pendell for clarification if he is talking of things occurring inside or outside of Starlight Pines on his issue. Mr. Pendell indicated his concern is that Starlight Pines is doing nothing to stop people from using their gates to drive out into the forest. Bill Patterson asked Mr. Pendell to submit a proposed resolution to the issues he has about the gates. Gary Hanson suggested he send an e-mail to the office with the specific lot numbers so his complaints can be examined. Mr. Pendell asked for and was told the office will get him a copy of the SPHOA Perimeter Fence Agreement after the meeting.

11. Old Business:

11.1 - EQIP Thinning Update – Addressed during Firewise Report

11.2 - Status on 40' Easement

Connie Kiser reported that all Defendants were served with the lawsuit and four of the Defendants are being represented by Attorney Scott Reynolds. Mr. Reynolds e-mailed our attorney about his clients' concerns regarding maintenance of the easement, people meandering off the 40' easement path because of overgrowth, and liability should someone get injured on the easement. The remaining Defendant, Mr. Pope, who posted the no trespassing signs on his property, phoned our attorney several times calling him an idiot. At this point Mr. Pope is representing himself and filed a one-page Motion to Dismiss. Our attorney filed a detailed Response to the Motion and it is set for zoom oral argument before the Judge on July 17th. Mr. Reynolds has been given until July 15th to file an answer for the Defendants he is representing. The litigation is moving along slowly, but hopefully we can get some of the concerns

expressed by Timber Ridge addressed when the time is right. Sue Davis mentioned that several Boards in the past have tried to cooperate with the owners along the 40' easement in terms of cleaning the area to make it easier to use and also reduce wild fire risks.

11.3 - Status – Amerigas Community Rate

Connie Kiser indicated that she has reached out to the new Territorial Manager, Mark Johnson, for a new quote but has not heard back. Our agreement ended July 5th and she will keep following up to get an answer.

12. New Business:

12.1 Appointment of Committee Board Liaisons and Chairpersons for: Starlighters, Firewise, Property Rules, Architectural Committee and the Office

Gary indicated the Board now needs to officially appoint Board Liaisons and Chairpersons for the 2022-2023 year.

Motion: Gary Hanson moved and Dan Knox seconded a Motion to appoint the following Board Liaisons and Chairpersons to serve for the 2022-2023 year:

Rosemary Johnson: Property Rules Liaison and Committee Chair

Bill Patterson: Firewise and Starlighters Liaison

Frank Pettit: Architectural Liaison and Committee Chair

Sue Davis: Office Liaison

No Members asked questions or expressed comments.

The Motion passed unanimously.

12.2 Approval of new Bank signatories and Bank Resolutions

Sue Davis indicated that she discovered we still have signers on our two bank accounts that need to be removed. Our operating account is with Bank of West out of Winslow and then we have two CD accounts and one savings account with AmTrust Bank, a Division of New York City Bank. She mentioned that AmTrust is recommending that for those bank accounts the HOA should only have two signers, which currently has multiple signers. Sue is recommending that she remain as a signer on the accounts with both banks and that the newly elected President, Gary Hanson, be appointed as the second signer on both bank accounts and that Community Managers Julia Harn and Michelle King continue as signers on the Bank of the West accounts. Sue indicated she has two Motions to present to the Board regarding removal of and appointment of new bank signers; one for Bank of the West and the second for AmTrust.

Motion: Sue Davis moved and Dan Knox seconded a Motion to adopt the following Board Resolution in regard to all Association bank accounts held at Bank of West:

The Board of Directors of the Starlight Pines Homeowners Association, Inc., hereby removes David W. Janecke as a signer for all Starlight Pines Homeowners Association, Inc. accounts held with Bank of the West, and hereby appoints Garrett D. Hanson, President, as a signer, and re-affirms Sue Ann Davis, Treasurer; Julia A. Harn, Community Manager; and Michelle A. King, Community Manager, as continuing signers for Starlight Pines Homeowners Association, Inc., on all accounts held with the Bank of the West, and hereby adopts the Bank of the West Corporate Resolution attached hereto as an Exhibit.

No Members asked questions or expressed comments.

The Motion passed unanimously.

Motion: Sue Davis moved and Dan Knox seconded a Motion to adopt the following Board Resolution in regard to all Association bank/CD accounts held at AmTrust Bank, a Division of New York Community Bank (NYCB):

The Board of Directors of the Starlight Pines Homeowners Association, Inc., hereby removes John William Stephens, Patricia Lynda Birtwistle, and David W. Janecke as signers for all Starlight Pines Homeowners Association, Inc., accounts held with AmTrust Bank, a Division of New York Community Bank (NYCB), and hereby appoints Garrett D. Hanson, President, as a signer, and re-affirms Sue Ann Davis, Treasurer, as a continuing signer for Starlight Pines Homeowners Association, Inc., on all accounts held with AmTrust Bank, a Division of New York Community Bank (NYCB).

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

12.3 Insurance Renewal in August (D&O) and September (Property & Liability)

Sue Davis indicated we haven't received any final quotes from our agent at Hill & Usher. She did receive some feedback on increasing coverage from both Gary Hanson and Bill Cross. She indicated Bill Cross asked if we should insure our mailboxes because they could be hit by a car or truck and damaged. Community Manager Julia Harn explained that we have 21 pods with 16 mail boxes in each pod, with each pod costing about \$2,000. Sue said she doesn't think we need to increase the coverage, but has asked our agent what the increase premium cost would be for those mailboxes. She also mentioned that our D & O carrier has said there isn't going to be a questionnaire to complete this year but there will be an increase in the premium. It was the consensus that the insurance policies be tabled until next month when we have received final premium quotes.

13. 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: Bill Patterson moved and John Motley 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.

The meeting was adjourned.

Board Approved On:

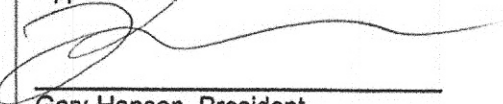
8/13/2022

Submitted by:



Peter Kuhl, Board Secretary

Approved:



Gary Hanson, President