

STARLIGHT PINES HOMEOWNERS ASSOCIATION

Minutes of the Regular Meeting of the Board of Directors

Saturday, September 10, 2022

Starlight Pines Community Center

1. Call to Order /Determine a Quorum

President Gary Hanson called the meeting to order at 9:00 a.m. Board Members present in person were: President Gary Hanson, Vice President Dan Knox, Secretary Peter Kuhl, Treasurer Sue Davis, and Directors at Large Frank Pettit, Rosemary Johnson and John Motley. Director Bill Patterson attended the meeting by phone and Connie Kiser, Assistant to Board Secretary Peter Kuhl, attended by phone to take Minutes. A quorum to conduct business was established. Others present were those Members listed on the attached sign-in sheet.

2. Pledge of Allegiance

Gary Hanson led all in the Pledge of Allegiance.

3. Minutes from Previous Meetings:

August 13, 2022 Regular Board of Directors Meeting – Connie Kiser Assistant to the Secretary

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

No Members asked questions or expressed comments.

The Motion passed unanimously.

August 13, 2022 Executive Board of Directors Meeting – Connie Kiser, Assistant to the Secretary

Motion: Dan Knox moved and Rosemary Johnson seconded a Motion to approve the August 13, 2022 Executive Board of Directors Meeting Minutes as presented.

No Members asked questions or expressed comments.

The Motion passed unanimously.

4. August 31, 2022 Treasurer's Report:

4.1. Documents distributed to the Board in advance

- 2021-2022 FY Income-Expense Statement 5-31-2022

We were unable to make payments to our Reserves due to actual expenses that exceeded our Budget estimates for insurance and legal and had to move \$3,764.42 from Unallocated Reserves to Operating Funds to balance last year's Budget. To correct this, we increased our Annual Assessment this year from \$210 to \$250 per Member.

- 2022-2023 FY Account Balances as of August 31, 2022
- Income-Expense Statement for All Funds compared to the 2022-2023 Budget as of August 31, 2022
- Income-Expense Statement for HOA Funds only compared to the 2022-2023 Budget as of August 31, 2022
- SPHOA Transaction Report for August 2022 sent by electronic transmission for Board only
- Starlighters Auxiliary Transaction Report for July and August 2022 sent electronically to the Board and Starlighters Leaders
- All SPHOA funds are held in five (5) FDIC-insured accounts at two (2) banks, reconciled on the last day of the month, and filed in the Office for review by Members.

4.2. Year-to-Date Income and Expenses as of August 31, 2022

	HOA Funds Only	Starlighters Funds	All Funds
Income:	\$158,360.05	\$13,728.58	\$172,088.63
Expenses:	(\$100,433.94)	(\$ 6,911.85)	(\$114,162.52)
Income Less Expenses:	\$ 57,676.11	\$ 6,816.73	\$ 57,926.11

4.3. Three (3) months of HOA income is at 87% of budget projections.

Line 4062 10 New Member Contributions of \$250 each
Line 4065 12 Escrow Disclosure Statements (We collected \$10,997 in unpaid Assessments, Liens, and Violation Fines accumulated over 12 years when one lot sold on 8-22-2022.)
Line 4067 Three (3) Firewise fines collected
Line 4071 \$98.91 in Bank interest for 3 months from 5 accounts at .35%, .30%, and .07%
Line 4073 13 AC Plan Review fees
Line 4078 562 (92%) Members have paid their Assessments and are in good standing
Line 4092 EQIP Reimbursement Income – We received \$52,143.12 from USDA Forestry for CIN#1 on 9-6-2022 to be reported in September accounts.

4.4. Three (3) months of HOA Member expenses are at 63% of budget projections.

Line 5023 Firewise Committee mailed 198 Yes/No Letters and EQIP MOUs to Owners of Lots 201-400, mailed EQIP packet to Forest Service, abated one Firewise noncompliant lot and billed owners, printed maps, purchased flagging tape.
Line 5025 AC purchased three Safety Vests.
Line 5050 one-time expense: Community Association Institute (CAI) memberships purchased for board members and Office staff
Line 5080 Insurance One-time expenses at 55% of Budget projection: Renewed Chubb Directors and Officers Insurance
Line 6040 Purchased new mailbox pod with 16 individual mailboxes, renewed Coconino County Food Service License, generator annual service
Line 6042 EQIP Expense – payments to contractors at \$51,877 (99% of USDA reimbursement)
Line 6055 Payroll is at 26% of budget projection
Line 6080 Website expense is slightly over budget projection
Line 6090 Office supplies at 20% of projection
Line 7010 Postage at 46% of projection, one-time bulk mail permit paid, does not include Newsletter postage, Assessments and Election mailings that will be completed in April and May 2023
Line 7030 Refuse collection at 31% of projection, (a seasonal level)
Line 7040 Compactor maintenance at 30% of Budget projection
Line 7050 Perimeter Fence Maintenance at 27% of Budget projection
Line 7090 Telephone at 21% of Budget, our vender raised rates, we changed vender
Line 8010 Utilities at 66% of Budget projections: one time LPG pre-buy at \$3.39/Gal, \$3,340.23

4.5. Account Balances for fiscal year 2022-2023 as of August 31, 2022

Cash on hand and in five (5) accounts at two (2) banks - \$268,304.01
Current Liabilities - \$58,942.78
Replacement Reserves - \$148,504.93

Undesignated/Equity Funds - \$60,855.30

On June 30, I transferred \$15,242.00 from the Bank of the West Operating Account to Bank of the West Money Market Account for our growing Refundable Building Deposits. We are required to keep member refundable deposit accounts separate from Operating Accounts.

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 operating funds and replacement reserves.

4.6. Bank Account Signers

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New signers on Bank of the West and AmTrust New York Community Bank have been finalized.

4.7. Liquid CD Matured and Refunded

New York Community Bank Liquid CD matured on 9-9-2022. Treasurer re-invested the funds in a 12-month non-liquid CD at an annual rate of 1.75%. Our interest earnings will increase. Partial withdrawals of principal are allowed with very low penalty.

4.8. Accounts Receivable - \$75,746.02

a. USDA for EQIP	\$ 52,143.12 (Received 9-6-2022)
b. Unpaid Assessments -	18,982.91
c. Unpaid CC&R Violation Fines	37,875.00
d. 2022 Newsletter advertisers	605.00
e. Compactor Miss-use Fees – One Member	50.00
f. Default Judgment – One Member	<u>7,424.29</u>
	\$117,130.32

4.9 Acuity Insurance Policy

Board needs to approve Acuity Property and Liability Insurance renewal.
\$10,000 premium is due September 21, 2022

Sue explained that later in the Agenda the Board will be asked to approve the Association's Acuity Property and Liability Insurance renewal. It was noted that at last month's meeting the Board decided not to add coverage for the mail box clusters.

Sue explained that in item 4.2 above, the Starlighters are a nonmember Committee of the Board and provide beneficial services to the Community, but IRS and Arizona Revised Statutes require that we separately identify nonmember funds in our accounting system. Sue added that one of her handouts also shows the final accounting for the last fiscal year which ended May 31, 2022. We had to balance the budget at the end of the prior fiscal year, and because our expenses exceeded income, she had to move \$3,764.42 from unallocated cash into the operating budget so that we could zero out at the end of the fiscal year. It was mentioned that annual assessments were increased this year to help provide additional operating funds that will be needed during our new fiscal year.

Gary mentioned the attorney's fees expense for the 40' easement litigation and asked whether the attorney's recent legal fee invoice was included in her report. Sue said that it is a bill for approximately \$27,000 and won't be paid until September so it's not included in her report. She also noted that the account balances in her reports show that we have deposited \$20,000 as a "good faith" amount that is being held in trust at our attorney's office as a retainer.

Motion: Sue Davis moved and Dan Knox seconded a Motion to accept the Treasurer's Report as of August 31, 2022, as presented.

No Members asked questions or expressed comments.

The Motion passed unanimously.

5. Community Managers' Report – Michelle King reported:

- Things are beginning to slow down in the office. This month the office sent out 589 emails; processed 30 Firewise Inspections and dealt with 19 Property Rules notifications; had keys and fobs made; and issued permits for six RVs and one utility trailer. The office is also continuing to maintain a list of pending Architectural change request projects and helped the AC close a number of projects this month.

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- The current Starlight Pines development count is: Cabins Built-386; Undeveloped vacant lots - 212; under Construction-15; pending approval-0; and there are now 316 part-time residents and 70 full-time residents.

- On Friday, September 2nd, the Association hosted the second blood drive for the year. It went very well with 32 successful donations and only two volunteers who, for various reasons, were unable to donate at this time. The blood drive was coordinated with the Blue Ridge Community Health Care Ministry's Registered Nurses: Donna Heitman and Judy Scofield. As usual, after the blood drive the Community Center was left neat and clean and all hazardous waste was properly handled and removed.

- On Wednesday, Sept. 7th, Steve Yeary completed installation of the new mailbox cluster unit - K at the trash compactor site. From ordering on June 15th, to receiving and installing them Steve has been a godsend and took care of it all. Thank you, Steve! The 16 sets of keys for the new boxes have been labeled and are ready for assignment.

- On Sept. 7th, Waste Management picked up compactor #1, which was found to have pieces of plywood and construction material inside. When that compactor comes back Ray Weimer will see if there was anything damaged from that incident. That load was particularly heavy from the building materials that someone should have hauled to the Buckhead Mesa landfill. If anyone sees someone hauling materials like that to the compactor site, please email the office and include a photo of the offender's vehicle, if possible, and also note the time and what type of materials were being dumped illegally. That way the office can quickly find the offender on the security cameras. Ray Weimer does a great job of keeping the compactor area as clean as possible and everyone needs to help him out by being responsible for what is being put into the compactors.

- One of our Members found an elk that had crawled under her deck and died. A friendly neighbor/Board member helped this owner out by making phone calls and now Chip Dinsmore of Clear Creek Disposal will be removing the carcass.

Michelle also indicated there are four things the Community Managers would ask the Board to weigh in on:

1. The Fire Department cannot help with the flagpole light nor could the office find a local project with a manlift, so they need to find someone to get that installed. Sue said we should pay to have it installed with the appropriate equipment. There was discussion on what will be needed due to the height and the type of light. Sue commented that getting it replaced would save the time it takes for the Managers to raise and lower the flag every day.
2. The glass is still broken on one of the bulletin boards at the trash compactor site. A decision needs to be made on whether we go back to using plexiglass or stay with regular glass that can be broken. There was discussion on how long the plexiglass lasts and that the second bulletin board doesn't get used, so for now perhaps the posted information can be switched over to the other unused board. It was the Board's consensus that we return to plexiglass for the bulletin boards. Steve Yeary indicated that even taking the glass out is dangerous, but someone needs to take charge of the project to make sure it gets completed.
3. There is a vinyl panel on the exterior of the building at the south end on the west that has come loose from the wind. That vinyl panel needs to be secured before there is further damage. Steve Yeary indicated there is a need for someone to be in charge of making periodic inspections of the Community Center to identify any repairs that are needed. Steve commented that as a property owner he feels the Board has a duty to make sure the common properties are being maintained and needed repairs are made. John Motley suggested that perhaps the Architectural Committee could do a periodic inspection of the buildings and then relay its findings to the office so that any required repairs are scheduled. Frank Pettit, Architectural Chair, said he would set up a schedule for his Committee to conduct those inspections.

6. Committee Reports:

6.1 Architectural Committee (AC) – Frank Pettit – Board Chair; Ken Grode and JR

Morden. Frank reported that last month the Committee had:

- Projects in progress - 32; New homes under construction - 15; Shed - 1; New garages - 5; Decks - 3; Fences - 3; Siding - 1; Driveway - 1; Miscellaneous - 3; and Projects completed or retired – 6.

Frank also reported that the Architectural Committee is continuing to review incoming Architectural packets and completed projects, but things are now slowing down since we are heading into fall. There was discussion about tracking the number of new homes that have been built in the last year.

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

Dan Knox reported for Don Cacioppo.

Dan indicated that the grass is high and ruts have been created due to the recent rains so he talked to Steve about using his tractor to fill up the holes. Greenbelt inspections and trash pickups were performed and no other problems were found. Maintenance on the Forest access road was performed, including greenery cutting and runoff debris removal. Greenery around the Community Center was trimmed and weeds removed from the gravel areas.

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

Conrad reported that re-inspections are going well, and we owe so much to all the Firewise Inspectors who are giving so generously of their time to get the job done in support of this Community. Whenever you have inspections by different people there inevitably will be conflicts. We need all of our Inspectors, and the Members of the Firewise Committee should have ultimate respect for each other's judgment. There are too many factors to consider during inspections for us to do otherwise. For example, in deciding whether the 30-foot raking around a structure is sufficient, should we consider the slope which accelerates the speed of a fire, or the direction from which the wind usually comes, or the very strong winds that always accompany a wildfire? If the Inspectors considered those things as a reason to be strict about the 30-foot limit, they are using their best judgment and should be supported. No one is trying to be punitive, Firewise is just trying to keep everyone safe from wildfire, and to do this the Inspectors need to use their best judgment about what is a fire threat. It won't hurt a homeowner to do a little extra work, but it will hurt the Committee not to have each other's judgment supported. Research has been put into fire risk criteria at the National Firewise level and that criteria was incorporated into our inspection form. We need to support our Inspectors or we won't keep our Firewise volunteers and we could end up with no Firewise program.

Over the past two weeks the Association has seen quite a few disputed bark beetle fines. What happens is one day after the notification date, if the lot owner hasn't called the office for a reinspection, a fine is issued. Often a lot owner will say a call was made to the office but we aren't able to prove it. The main reason for these often-disputed fines is that the office did not receive the call to let us know the work was done as requested on the inspection form. As a solution, Conrad is proposing that the office keep a calendar on its computer desktop that will

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automatically schedule a re-inspection for 30 days after a bark beetle notification date if the lot owner has not already called. Conrad feels using that procedure will eliminate 90% of these disputes over calls not being made to the office, which should mean less work for everyone. The desired result is removal of the infested tree, not a call to the office. One valid reason that quite a few lot owners give for why they did not call the office was that they had received the green regular annual Firewise re-inspection form already showing that they passed for no bark beetle trees and our procedure requires us to look only for the current orange bark beetle form as evidence of a bark beetle re-inspection. Conrad said he feels an easy change in procedure can avoid this conflict. When the Community Manager sends an email to the Firewise Committee asking for volunteers to do a regular re-inspection for a lot that also failed for bark beetles, she can add the statement: "this re-inspection requires both the green and orange forms." There was discussion about box number three on the inspection/reinspection form and whether the wording should be changed to help eliminate confusion. Conrad indicated most of the bark beetle discoveries are occurring when Firewise Inspectors are doing their regular annual Firewise inspections.

Conrad reported that our National Firewise membership has been renewed and we are now in good standing for the next calendar year. To renew this year Conrad said he had to update our Action Plan, which needs to be done every three years. This Plan describes the Community and details the ways that we could be at risk for wildfire. Our streets that provide access for heavy equipment to get close to fight fires, our well-placed fire hydrants, and the location of our fire station, all help give us good ratings. The one criterion that increases our risk is our lack of thinning. In 2018 we were inspected by the National Firewise team and given a score of 49 out of a possible 84. Because of our forest location, 84 is our highest possible score and our score of 49 is described as "moderate risk." Hopefully our thinning program will improve our score when we are inspected again in two years. Conrad added that we still need to get funding for the second and third year under the EQIP program.

The EQIP thinning program is going well. CIN#1 has been finished and inspected and the Association has been reimbursed for the money spent on contractors. Because of the large number of trees and the very steep slopes in CIN#2, 9 of the 20 lot owners were asked to contribute extra money if they wanted to use our contractors. All but one lot owner has sent payment to the office and the one owner who has not yet done that is in the hospital with a serious injury from a fall. So far 7 ½ of the 20 lots in CIN#2 have been thinned, and the rest will be done in two to three weeks. The contractors are doing a great job and are in good shape for getting CIN#1-3 completed before the end of the year, which will put us at 90 out of 140 lots completed. Gary asked about the average number of trees on those lots that had to pay extra. Conrad said it depended on the size of the trees, but it was about 80 or 90, and the amount depended on the average diameter of the trees and the basal area. Average additional cost to each of the homeowners was \$600.00 and all of them were happy to pay that extra amount.

6.4 Property Rules Committee (PRC) – Rosemary Johnson, Chair, Le Ann McCoy and Sally Butler

Rosemary reported:

- The Committee inspected four lots for new Property Rules violations and initial emails were sent out notifying those property owners of the violation so violations could be rectified before formal steps had to be taken.
- There were four re-inspections and all lots had been brought into compliance.
- The compliance rate for property owners is very high, about 99%, according to the number of homes in Starlight Pines.

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6.5 Newsletter - Alma Seward

Gary read Alma's report as follows:

The 4th Quarter 2022 issue of the SPHOA Newsletter is currently in process and expected to be mailed on October 1st. Requests to contributors and advertisers for the 4th Quarter were sent out September 1st, and planned printing and mailing will take place September 26th through October 1st. As of this date there are three new advertisers, for a total of \$300.00 in advertising income. Sue Davis added that the advertiser income is used to offset the cost of producing the Newsletter.

6.6 Starlighters – Bonnie Steele

Bonnie Steele reported:

- The Community breakfast featuring ham & cheese brunch buns held on August 27th was served to 96 people for a profit of \$367.01. The bake sale of pies had a profit of \$375.00. Merchandise sales netted \$375.45. Net Income earned for August was \$1,444.56.
- Net Income earned from the Happy Jack merchandise sale on September 3rd at the Firehouse was \$3,170.79.
- A highway cleanup on September 9th was attended by 23 volunteers. Eighteen people cleaned the HOA's two miles and five people cleaned Lou Hoover's mile. Afterwards, everyone enjoyed a potluck followed by a short business meeting.
- On October 8th, following the Board meeting, the Starlighters will be recognized by the Arizona Highway Department for 32 years of highway cleanup. Cake and coffee will be served.
- The organizing committee for the October 8th Chili and Chocolate Cookoff, consist of seven ladies, met and are on track to make it a success. Please attend and support this event.
- Starshine quilting group will meet again on September 27th.
- The next Community breakfast and bake sale will be held on September 24th. The menu is stuffed French toast, sausage and fruit. The bake sale will consist of Starlighters' favorites. Reservations can be made and tickets purchased for the Chili and Chocolate Cookoff during that breakfast on September 27th.

7. 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.

Lot 148 – Caroline Weimer. Caroline indicated she has three things to mention:

She works with the voting group for Coconino County and the person the County sent out was the person who does snow plowing for our County roads in the Happy Jack area during the winter. She asked him how come last year they didn't plow Broken Tree road in our subdivision. He said years ago the President of the HOA would send the County a list of addresses for the full-timers. That way the County can then keep track and they will definitely try and plow those roads. She suggested that perhaps the Community Managers can put a list together and make sure the County gets it for this winter.

Next Saturday on the 17th at 10:00 a.m. there is a Community event for the Fire Board Meeting where the candidates will be present. It is important for Members to attend, and then at 1:00 that afternoon the Water District is having a meeting with its Board candidates in attendance to answer questions. She urged Members of the Community to attend both important meetings.

Her third comment was about the number of people who showed up for the highway cleanup. She said it was a great time and turnout and everyone came back for lunch. Caroline said that this is a great Community and our Board is doing such a great job.

Lots 352 & 353 -- Sue Davis. Sue said she is speaking for the Blue Ridge Domestic Water Improvement District and not as a Member of the Starlight Pines Board of Directors. She reported that in June, 2020, she was one of five people appointed to serve on the District Board by the Coconino County Board of Supervisors and those Board Members were picked for either two-or four-year terms. Sue said she and Ron Krug were appointed to serve on the Board for two years or until the next election. There is now going to be an election and three people have applied to the Coconino County Elections Department to be candidates, and all three candidates are Starlight Pines residents: Tom Osterday, Dan Pirtle and Casey Samsill. There is going to be an event on Saturday, September 17th, at 1:00 p.m. here at the Community Center to meet the three candidates. She said there will also be an e-blast going out to advertise the event that will also include the names and the bios for each of the candidates. She also mentioned that there continues to be a question about the number of votes residents are entitled to in electing the Directors when those residents happen to own multiple lots. The question is; do Members of the District have a vote for each lot they own, or are they limited to only one vote. It is an issue of representation. Sue also added that the Water District is not yet officially approved to purchase Starlight Water Company because that is still being considered by the Arizona Corporation Commission, but there is going to be another official hearing on September 14th.

Lot 405 - Lori Davis. Lori wanted to know if there has ever been consideration given to posting warning signage about illegal hunting activities in the area. She said that if there hasn't been, then could there be discussion about possible signage because recently people have been seen dragging poached animals out into the forest. Dan Knox said a group was seen at the beginning of the week trying to herd deer from the subdivision and out into the forest. Gary asked if anyone called Game and Fish to complain, because they may have signs they can put up about the laws and illegal poaching. He also mentioned that if signs are put up by Game and Fish, and not the HOA, it might be more acceptable since people have already complained about the number of warning signs when you enter Starlight Pines. Bill Patterson said he believes that Tom Osterday has had a lot of interfacing with Game and Fish and may be able to get that done. There was discussion about Game and Fish also possibly using game cameras to catch poachers. It was agreed that as a first option, Game and Fish will be contacted to see if they are willing to put up signs in the neighborhood.

Member comment was made that the signs probably won't help because those people know what they are doing is illegal. There was a question on whether or not Tamarron Pines and Blue Ridge Estates were also experiencing issues with illegal poaching and whether it could be a joint effort to stop the problem. Lou indicated that if Game and Fish puts up any type of surveillance in the neighborhood, the residents need to be advised of that fact.

Lot 556 – Pam Ihns. Pam thanked Sue Davis for all her volunteer work put in while serving on the Board of the Blue Ridge Domestic Water Improvement District.

8. Old Business:

8.1 Status on 40' Easement dispute

Connie indicated that she and Gary spoke with the attorney on Thursday and Timber Ridge has made a first settlement proposal, which means we are moving in the right direction. The details

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of the proposal are going to be discussed in Executive Session. Gary added that the attorney said just because they offered a settlement doesn't mean that all of the Defendants will end up being on board.

Sue would like to propose to the Board that Connie Kiser be reimbursed for supplies she uses to help Starlight Pines, not only in the Timber Ridge matter, but also for the other volunteer tasks she is continuing to perform as Assistant Secretary to Board Secretary Peter Kuhl.

Motion: Dan Knox moved and Sue Davis second a Motion that the Association reimburse Connie Kiser for the cost of the office supplies she is using to perform volunteer tasks for the Association.

No Members asked questions or expressed comments.

The Motion passed unanimously.

Gary asked Connie to start providing periodic invoices to the Association for the office supplies she is using for Starlight Pines matters.

8.2 Insurance Renewal in September (Property & Liability)

Sue indicated that in the Board's packet there is a premium proposal from Acuity for the Association's Property & Liability coverage for next year. The premium for coverage for this upcoming year is \$10,000 and payment is due by September 21st when the policy term would begin. Gary said that Acuity is a great company and all things considered, the increase is not out of line with other types of premium increases for property and building coverages in forest communities.

Motion: Sue Davis moved and Dan Knox seconded a Motion approving the renewal of the Association's Property and Liability coverage with Acuity as presented, and that the premium invoice of \$10,000 received from our agent, Hill & Usher, be paid prior to September 21, 2022.

No Members asked questions or expressed comments.

The Motion passed unanimously.

9. New Business:

9.1 Event Calendar that can be posted on the website.

This was a subject that Community Manager Michelle King brought up for the website. There was discussion that the issue is actually a combination of using the website for activities and communication, along with changing to distribution of the HOA Newsletter electronically rather than by mail. Sue Davis said we are continuing to mail the Newsletter but Members were asked to respond as to whether or not they would prefer to receive the Newsletter electronically when the annual assessment notices were sent out. There was also discussion about the legality of having our communication to Association Members through the quarterly Newsletter being sent electronically. Sue indicated that if the Arizona Revised Statutes allow it, the HOA could do both, electronically and by mail, as long as Members acknowledge that they are responsible for information they receive electronically as opposed to written materials being mailed.

There was discussion that sending the Newsletter electronically would save money for the HOA. Sue pointed out that the cost for the Newsletter is budgeted at \$7,037 for the year, which is mostly for the amount paid to the Editor for preparing the Newsletter, and that expense wouldn't change if it was sent electronically. She also noted that there is income from advertising that helps to offset the Newsletter expenses. Gary said that is something we can discuss, and we will need to find out if the advertisers will continue to advertise in the Newsletter if it is sent electronically. It was noted that when the Newsletter is sent electronically it is also in color,

which the something the HOA can't afford to pay for in the printed version. Michelle asked if we could just do a blast e-mail asking Members to respond in order to determine who does or doesn't want to receive the Newsletter electronically. The e-mail could have a place at the bottom to mark either yes or no, and then the Member could just push reply. At this point the question to Members about choosing whether or not they want to have the Newsletter sent electronically has only gone out once a year when annual assessment invoices are mailed.

Michelle said she is hoping that Members can be directed to the website to get more information which could also include an event calendar letting Members know what is happening in the area. Peter Kuhl volunteered to take on this project and will get in touch with Amy Snodgrass, who serves as our webmaster, to find out the capacity of our Website.

Steve Yeary mentioned that he thinks there is a requirement somewhere in our documents that says legal information and notifications need to be in written form. Peter said he will research the governing documents for that requirement.

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: Sue Davis moved and Frank Pettit 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: 10/8/22

Submitted by:



Peter Kuhl, Board Secretary

Approved:



Gary Hanson, President