

# STARLIGHT PINES HOMEOWNERS ASSOCIATION

## Minutes of the Regular Meeting of the Board of Directors

Saturday, November 11, 2023

Starlight Pines Community Center

1. **Call to Order / Determine a Quorum** - President Gary Hanson called the meeting to order. The Board members present were President Gary Hanson, Vice President Bill Patterson, Secretary Peter Kuhl, Treasurer Buddy Peck, Directors at Large Frank Pettit, and Mary Alice Samsill. Board members absent were John Motely. President Hanson determined that seven current directors established a quorum to conduct business. Others present were Association Members listed on the attached sign-in sheet.
2. **Pledge of Allegiance** - Gary Hanson led all in the Pledge of Allegiance.
3. **Approval of the minutes of the Regular and Executive Meetings**  
**Motion: Peter Kuhl moved, and Mary Alice Samsill seconded a Motion to approve the October 14, 2023, Board of Directors Regular Meeting Minutes as presented.**  
The Motion was passed unanimously.  
**Motion: Buddy Peck moved, and Frank Pettit seconded a Motion to approve the October 14, 2023, Executive Board of Directors Meeting Minutes as presented.**  
The Motion passed unanimously.
4. **Treasurer's Report** – Treasurer Buddy Peck reported as follows.
  - a. **Documents were distributed to the Board.**
    - i. Account Balances as of October 31, 2023.
    - ii. Income-Expense Statement compared to the 2023-2024 Budget as of October 31, 2023.
    - iii. SPHOA Transaction Report for October 31, 2023, sent electronically to Board.
    - iv. Starlighters Auxiliary Transaction Report for October 31, 2023, sent electronically to the Board and Starlighters Leaders.All SPHOA funds are held in two (2) FD C-insured accounts at one (1) bank, and in one (1) Vanguard Federal MM fund, reconciled on the last day of the month and file in the Office for review by Members.
  - b. **Year-to-Date Revenue/Income and Expense to the 2023-2024 Budget as of October 31, 2023:**

	<u>All Funds</u>	<u>Starlighters Funds</u>
Income:	\$ 254,147.61	\$16,164.16
Expense:	<u>(\$173,016.63)</u>	<u>(\$ 9,493.02)</u>
Net:	\$ 81,130.98	\$ 6,671.14
  - c. **Account Balances for the fiscal year 2023-2024 as of September 30, 2023**
    - i. Cash on hand and in two (2) accounts and one (1) brokerage account - \$295,942.75
    - ii. Current Liabilities - \$41,705.82
    - iii. Replacement Reserves - \$125,237.33
    - iv. Undesignated/Equity Funds - \$128,999.60**Motion: Buddy Peck moved and Frank Pettit the Motion to accept the Treasurer's Report as of October 31, 2023, as presented.** The Motion passed unanimously.
5. **Community Managers' Report** – Jacqueline Lusson, Co-Community Manager. Community Manager Jackie Lusson presented:

- a. With the holiday season approaching the Community Manager reminded members cut up their cardboard for the compactor and to not fry your turkeys as it can catch fire.

**6. Committee Reports:**

- a. Architectural Committee (AC) – Frank Pettit, Chair, presented.
  - i. We currently have 37 approved projects in the community, in various stages of progress including the following: New homes under construction: 14, New garages: 6, New roofs: 1, Sheds: 2, Decks/Railings: 5, Fences & Corrals: 4, Siding or Exterior Paint: 3, Driveway: 0, and Miscellaneous: 2. New projects since the last report: 2. Completed or retired since the previous report: 6
  - ii. The process of updating Property Rules and Architectural Committee Rules is winding down. This began a few months ago with suggested updates made by the Architectural Committee, after which proposed drafts reflecting the changes were shared with the Board members and the public during an open meeting study session held in August. Final updates were made, and the Board approved the revised versions of both the Architectural Rules and the Property Rules on September 9<sup>th</sup>. These documents are in the process of being recorded and will be posted on the Community website afterwards.
- b. Greenbelt Committee – Buddy Peck presented.
  - i. Fall needle cleanup and greenery trimming was accomplished at the Community Center and parking lot. Thank you to Paul Budrick, Lisa Markley and Doug Sparks for your efforts.
- c. Firewise Education Committee – Chairman John Motley, presented by Bill Patterson
  - i. Firewise Inspections to Date:
    1. Reinspections are moving along; 30 lots have passed since last month.
- d. Rules Committee– No report
- e. Starlighters –presented by Chair Kathy Terrell,
  - i. The October Community Breakfast, bake sale, and merchandise sale was held on the 28<sup>th</sup>. We served 67 guests.
  - ii. The total cash income for the deposit was \$501.14.
  - iii. Our total fund balance as of October 31 is \$15,893.35.
  - iv. We will present the allocation of our annual profit to various non-profit agencies proposal to this Board for approval Later in the meeting.

**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 stand and identify themselves and their lot number.

- a. Carolyn Weimer Lot 148 Thanked the Board
- b. Naila Lot 407 Thanked Ray for trimming the trees by the shed.
- c. Gail Cole Lot 480 asked about propane fires. She was told that it is against the CC&R's

**8. Old Business:**

- a. No old business was discussed.

**9. New Business:**

- a. Starlighters Charity.

Sunshine Rescue Mission; Flagstaff	1. "Use for food for meals."	\$1,000.00
Hope Cottage; Flagstaff:	3. "Use for new clothes for 12 men. In Long Term Program."	\$1,500.00
Sunshine Rescue Mission's		\$1,800.00
Salvation Army; Flagstaff	"Use for December food boxes."	\$500.00
Community Presbyterian "Deacon's Food Pantry"	"Use for perishable food in food boxes."	\$500.00
High Country Humane Society; Flagstaff	"Use for pet food and/or pet supplies."	\$500.00
Blue Ridge Community Church:	"Use for the Immunization Program."	\$200.00
Alice's Place: Winslow	Gifts for adopted families bought by Starlighters.	\$2,500.00
Alice's Place: Winslow	"Utilities for five Shelter Homes."	\$1,000.00
Canine Companions	{Matching Funds Program }	\$500.00
<b>Total For 2023:</b>		<b>\$10,000.00</b>

**Motion: Bill Patterson moved, and Buddy Peck seconded a Motion to accept the Starlighters Charity Proposal.** The Motion passed unanimously.

b. Electronic Distribution of the Newsletter instead of USPS.

**Motion: Gary Hanson moved, and Buddy Peck seconded a Motion to distribute the newsletter electronically rather than regular mail.** The Motion passed unanimously.

c. Board Nominating Volunteers. Pete asked for volunteers to be on the Board Nominating committee. Carolyn Weimer suggested. Sue Peck, Cindy Sparks, and Kelly Hobel.

#### 10. Adjournment

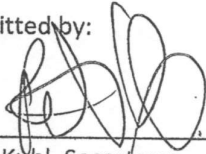
With no further business to come before the Board, the President asked that the meeting be adjourned into an Executive Session for reasons allowed by ARS §33-1804, which will commence shortly.

**Motion: Gary Hanson moved, and Peter Kuhl seconded a Motion to Adjourn the meeting.** The Motion passed unanimously.

The next regular Board Meeting will be held on February 10, 2024. The meeting was adjourned.

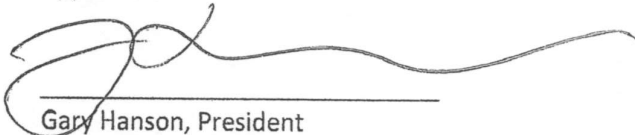
Board Approved On: 02-10-24

Submitted by:



Peter Kuhl, Secretary

Approved:



Gary Hanson, President