

STARLIGHT PINES HOMEOWNERS ASSOCIATION
Minutes of the Regular Meeting of the Board of Directors
Saturday, February 10, 2024
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, and Director at Large Frank Pettit. Board members absent were John Motely, and Mary Alice Samsill. President Hanson determined that five 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 Frank Pettit seconded a Motion to approve the November 11, 2023, Board of Directors Regular Meeting Minutes as presented.
 The Motion was passed unanimously.
Motion: Peter Kuhl moved, and Bill Patterson seconded a Motion to approve November 11, 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 January 31, 2024.
 - 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) FDIC-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 January 31, 2024:**

	<u>All Funds</u>	<u>Starlighters Funds</u>
Income:	\$ 268,016.45	\$17,076.84
Expense:	<u>(\$203,634.86)</u>	<u>(\$ 20,664.12)</u>
Net:	\$ 64,389.59	\$ (3,587.28)
 - c. **Account Balances for the fiscal year 2023-2024 as of January 31, 2024**
 - i. Cash on hand and in two (2) accounts and one (1) brokerage account - \$265,096.99
 - ii. Current Liabilities - \$28,404.77
 - iii. Replacement Reserves - \$125,237.33
 - iv. Undesignated/Equity Funds - \$12,250.21

Motion: Buddy Peck moved and Bill Patterson seconded the Motion to accept the Treasurer's Report as of January 31, 2024, as presented. The Motion passed unanimously.
5. **Community Managers' Report** – Jacqueline Lusson, Community Manager presented:
 - a. The office has a new email address. Sphoa1216@gmail.com
 - b. Office hours are Monday – Thursday 9am-4pm.

v. DRAFT Candidate Information Sheet Template

vi. DRAFT Voting Authorization Form

Motion: Peter Kuhl moved, and Buddy Peck seconded a Motion to approve the 2024 election documents

c. Appoint Nominating Committee (Sue Peck, Cindy Sparks, Kelly Hobel and Lori Davis)

Motion: Peter Kuhl moved, and Buddy Peck seconded a Motion to approve Sue Peck as Chair, Cindy Sparks, Kelly Hobel, and Lori Davis to the Nominating Committee.

d. 2024-2025 Budget Discussion and Approval

i. 2024-2025 Budget & Assessment Timeline

ii. 2024-2025 Budget Priorities Discussion – HOA Funds Only

iii. 2024-2025 Assessment Notice Template

Motion: Buddy Peck moved, and Bill Patterson seconded a Motion to approve the Budget and Assessment Timeline.

No Members asked questions or expressed comments.

The Motion was passed unanimously.

10. Adjournment

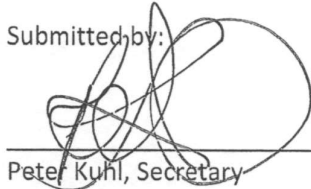
With no further business to come before the Board, the President asked that the meeting be adjourned into an Executive Session for reasons allowed by ARS §33-1804, which will commence shortly.

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 March 9, 2024. The meeting was adjourned.

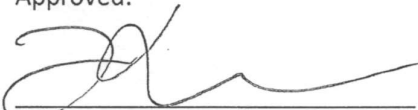
Board Approved On: 4/13/2024

Submitted by:



Peter Kuhl, Secretary

Approved:



Gary Hanson, President