

**STARLIGHT PINES HOMEOWNERS ASSOCIATION**  
**Minutes of the Regular Meeting of the Board of Directors**  
**Saturday, October 14, 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, Secretary Peter Kuhl, Directors at Large Frank Pettit, and Mary Alice Samsill. Treasurer Buddy Peck attended by phone. Board members absent were Vice President Bill Patterson and John Motely. 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 October 14, 2023, Board of Directors Regular Meeting Minutes as presented.**  
The Motion was passed unanimously.  
**Motion: Peter Kuhl moved, and Mary Alice Samsill 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 September 30, 2023.
    - ii. Income-Expense Statement compared to the 2023-2024 Budget as of September 30, 2023.
    - iii. SPHOA Transaction Report for September 30, 2023, sent electronically to Board.
    - iv. Starlighters Auxiliary Transaction Report for September 30, 2023, 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.
  - b. **Year-to-Date Revenue/Income and Expense to the 2023-2024 Budget as of September 30, 2023:**

	<u>All Funds</u>	<u>Starlighters Funds</u>
Income:	\$ 247,639.21	\$15,179.74
Expense:	(\$157,232.74)	(\$ 8,536.10)
Net:	\$ 90,406.47	\$ 6,643.64
  - c. **Account Balances for the fiscal year 2023-2024 as of September 30, 2023**
    - i. Cash on hand and in five (5) accounts and one (1) brokerage account - \$310,001.46
    - ii. Current Liabilities - \$46,489.04
    - iii. Replacement Reserves - \$125,237.33
    - iv. Undesignated/Equity Funds - \$138,275.09**Motion: Buddy Peck moved and Frank Pettit the Motion to accept the Treasurer's Report as of October 14, 2023, as presented.** The Motion passed unanimously.
5. **Community Managers' Report** – Jacqueline Lussion, Co-Community Manager. Community Manager Jackie Lussion presented:



- a. Michele King resigned as Co-Community Manager

**6. Committee Reports:**

- a. Architectural Committee (AC) – Frank Pettit, Chair, presented.
  - i. We currently have 40 approved projects in the community, in various stages of progress including the following: New homes under construction: 17, New garages: 6, New roofs: 0, Sheds: 3, Decks/Railings: 5, Fences & Corrals: 4, Siding or Exterior Paint: 4, Driveway: 0, and Miscellaneous: 1. New projects since the last report: 9. Completed or retired since the previous report: 17
- b. Greenbelt Committee – Buddy Peck presented.
  - i. Nothing to report.
- c. Firewise Education Committee – Chairman John Motley, presented by Gary Hanson
  - 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 September Community Breakfast, bake sale, and merchandise sale was held on the 30th. We served 92 guests a Caramel French Toast, sausage, and fruit breakfast.
  - ii. The total cash income for the deposit was \$859.81, with an additional credit card income of \$196.35 for a total of \$1,056.16.
  - iii. Our total fund balance as of September 30th is \$15,865.85.
  - iv. Our last breakfast will be on Saturday, October 28th.
  - v. We had to cancel our planned Octoberfest event due to scheduling conflicts.
  - vi. We will present the allocation of our annual profit to various non-profit agencies proposal to this Board for approval on Saturday, November 11th.

**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 Don for cleaning up the needles at the community center.
- b. Brian Willia Lot 298 Announced the Water Board Meeting for 1 p.m. on October 21, with a celebration following at 2:30 p.m.
- c. Dave Lutz Lot 341 asked how many lots have homes. Frank answered with 419.

**8. Old Business:**

- a. No old business was discussed.

**9. New Business:**

- a. No new business was discussed.

**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.**