

STARLIGHT PINES HOMEOWNERS ASSOCIATION
Minutes of the Regular Meeting of the Board of Directors
Saturday, April 13, 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, Secretary Peter Kuhl, Treasurer Buddy Peck, and Director at Large Frank Pettit. Mary Alice Samsill was absent. President Hanson determined that four 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: Pete Kuhl moved, and Buddy Peck seconded a Motion to approve the April 13, 2024, Board of Directors Regular Meeting Minutes as presented.
The Motion was passed unanimously.

Motion: Pete Kuhl moved, and Frank Pettit seconded a Motion to approve the April 13, 2024, Executive Board of Directors Meeting Minutes as presented.
The Motion passed unanimously.

4. **Treasurer’s Report** – Treasurer Buddy Peck reported the following:

- 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 the 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. They are 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 February 29, 2024:**

	<u>All Funds</u>	<u>Starlighters Funds</u>
Income:	\$ 294,277.65	\$ 18,139.84
Expense:	<u>(\$249,499.59)</u>	<u>(\$ 21,378.98)</u>
Net:	\$ 44,778.06	(\$3,239.14) reduction in beginning fund balance

- c. **Account Balances for the fiscal year 2023-2024 as of March 31, 2024**
 - i. Cash on hand and in two (2) accounts and one (1) brokerage account - \$ 235,179.05.
 - ii. Current Liabilities - \$31,343.97
 - iii. Replacement Reserves - \$111,835.33
 - iv. Undesignated/Equity Funds - \$92,646.68

Motion: Buddy Peck moved, and Frank Pettit seconded the Motion to accept the Treasurer’s Report as of March 31, 2024, as presented. The Motion passed unanimously.

5. **Community Managers’ Report** – Jacqueline Lusson, Community Manager, presented:

- a. The Annual Assessments will be mailed out next month, due by June 1st.
- b. The election ballots will be mailed soon.

6. Committee Reports:

- a. Architectural Committee (AC) – Frank Pettit, Chair, presented.
 - i. We currently have 38 approved projects in the community, in various stages of progress including the following: New homes under construction: 14, New garages: 6, New roofs: 0, Sheds: 1, Decks/Railings: 6, Fences & Corrals: 3, Siding or Exterior Paint: 4, Driveway: 2, and Miscellaneous: 2. New projects since the last report: 8. Completed or retired since the previous report: 2
 - ii. UTILITY TRAILER PARKING: Last month, we did not issue any non-compliance notices.
- b. NON-COMPLIANCE NOTICES: Two new homes currently under construction still need to remove the trees that were removed to allow for construction from their site after several months since the trees were downed. One owner requested an extension to remove the branches, which was approved. A second owner initially received a notice of non-compliance with no response, and later, a violation notice was issued, and fines were applied. We are still waiting to receive a response from this owner. However, the construction of the home continues.
- c. Greenbelt Committee – Buddy Peck presented. There isn't any update.
- d. Firewise Education Committee – Chairman John Motley, presented by Gary Hanson
 - i. Firewise Inspections will begin in early summer.
- e. Rules Committee– There isn't any update.
- f. Starlighters –presented by Chair Kathy Terrell,
 - i. The next breakfast will be on Saturday, April 27th, 2024. There will be a bake sale, and merchandise items will be available for purchase.
 - ii. There are still five tables available for the Memorial Boutique.

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. No Comments
- b.

8. Old Business:

- a. No old business

9. New Business:

- a. Gary announced the annual meeting, which will be held on Monday, June 10, at 9:00 AM.

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 May 11, 2024. The meeting was adjourned.

Board Approved On: _____

Submitted by:

Peter Kuhl, Secretary

Approved:

Gary Hanson, President