

STARLIGHT PINES HOMEOWNERS ASSOCIATION
Minutes of the Regular Meeting of the Board of Directors
Saturday, June 12, 2023
Starlight Pines Community Center

1. **Call to Order / Determine a Quorum** - President Gary Hanson called the meeting to order. Board members present were President Gary Hanson, Secretary Peter Kuhl, and Directors at Large Frank Pettit, John Motley, and Bill Patterson. Board members absent were Vice President Dan Knox, Treasurer Sue Davis, and Rosemary Johnson, Director at Large. President Hanson determined that five of the eight Directors present 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. **Presidents Report** - President Gary Hanson reported the following. According to the Cc&Rs or covenants, conditions, and restrictions, the board's job is to conduct the association's business. We are tasked with ensuring the CC&Rs, property, and architectural rules are correctly followed, setting the budget for the HOA, setting the appropriate membership fees, and so on. Contrary to popular belief, we do not establish rules or have the power to change any of the rules. We can further clarify a rule, but the rules outlined in 1984 are mostly the same today.

This past year has been a transitional year for the board. We had four members that did not run for the board last year. Dave Janeke, Connie Kiser, Bill Cross, and Kim Traver. All 4 of those people did a lot for our community and served the board for many years. Fortunately, Bill Patterson, Sue Davis, and Dan Knox continued on the board, and we added four new fabulous members. Frank Pettit, Pete Kuhl, John Motley, and Rosemary Johnson. All four jumped right in and have positively impacted our community and are very valuable to have on the board.

We tackled several oversized items this year. The most significant being the 40-foot easement lawsuit and the ongoing EQIP program. We also had a change in the office with Julia leaving and the addition of Jackie. We had a couple of homeowner issues that the board handled in a professional and fair manner, and hopefully, the parties involved feel the same way.

This upcoming year will see yet another transition amongst the board. Sue Davis is retiring from the board, and as you all know, Dan Knox has moved from the community. Both will be greatly missed, and I appreciate their service to our community. We will have two new faces next month, and once again, as outlined in CC&Rs, we will conduct the association's business the best we can.

4. **Approval of the minutes of the Regular and Executive Meetings**

Motion: John Motely moved, and Bill Patterson seconded the Motion to approve the May 6th, 2023, Board of Directors Regular Meeting Minutes as presented. The Motion passed unanimously.

Motion: Bill Patterson moved, and John Motely seconded the Motion to approve the May 6th, 2023, Board of Directors Executive Session Meeting Minutes as presented. The Motion passed unanimously.

5. **Treasurer's Report**

- a. **Documents were distributed to the Board**

- i. 2022-2023 FY Account Balances as of May 31, 2023
 - ii. Income-Expense Statement for All Funds compared to the 2022-2023 Budget as of May 31, 2023

STARLIGHT PINES HOMEOWNERS ASSOCIATION

Summary of the Annual Member Meeting Informational Forum and Firewise Recognition Day

Saturday, June 10, 2023

Starlight Pines Community Center – 2740 Arapaho Drive, Happy, Jack, AZ

1. CALL TO ORDER

Board President Gary Hanson opened the Annual Member Meeting, Informational Forum, and Firewise Recognition Day at 10:00 a.m. with a thank you to our Community Managers, Board Member Bill Patterson and Naila Erwin, who have put so much time and work into preparing for this meeting and scheduling all the speakers we will hear today. He noted that the Starlighters would serve lunch to everyone immediately following the meeting. The President introduced all the guest speakers appearing at the meeting today and then turned the meeting over to the speakers.

2. GUEST SPEAKERS

The program commenced with each guest speaker listed on the attached Agenda being introduced to the Membership and providing informative presentations about their respective areas of expertise. There was audience participation with questions and comments, and each speaker encouraged anyone having additional questions or needing further information to meet with them at their respective tables around the room's perimeter.

3. FIREWISE RECOGNITION DAY

John Motley, Chairman of the Starlight Pines Homeowners Association's Firewise and Healthy Forest Program and Committee, gave a presentation about Bark Beetle infestation and what is required to maintain a healthy forest within our community. He highlighted the efforts that Starlight Pines has and is continuing to take to protect the valuable forestry of our community to help improve the fire resistance of both our lots and homes should there ever be another wildfire, such as the Tinder Fire that was so devastating to some of our mountain top neighbors several years ago.

4. MISCELLANEOUS

Naila Erwin explained to everyone about the planned lunch menu and which the Starlighters will serve. Directions were given on the lining up process that would work best to ensure everyone could fill their plates from the buffet.


President Gary Hanson thanked all the great and informative guest speakers and the Members for attending. He reminded everyone that the Annual Board of Directors meeting required by our governing documents would be held here at the Community Center on Monday, June 12, 2023, at 9:00 a.m. The meeting was concluded and adjourned, with lunch to be served by the Starlighters.

Board Approved On: 7-8-2023

Submitted by:


Peter Kuhl, Board Secretary

Approved:


Gary Hanson, President

- f. **Contracting with Professional HOA Management.** At the June 12 Annual Board of Directors meeting, the Board will discuss contracting with a professional HOA management company to provide an array of optional services to the SPHOA.
- g. According to SPHOA governing documents, the current Treasurer remains in Office until the 2023-2024 Election votes are counted. New Board Officers are elected at the Board of Directors Meeting on Saturday, July 8, 2023. The current Treasurer will advise and assist the new Treasurer and Community Managers to transition into the new fiscal year 2023-2024.

Motion: Peter Kuhl moved, and Frank Petit seconded the Motion to accept the Treasurer's Report as of May 31, 2023, as presented. The Motion passed unanimously.

6. 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.

There weren't any community comments.

7. Old Business:

- a. Status of the 40' easement dispute. Gary mentioned he signed the settlement agreement; the last step is for the counter signature from the parties in Timber Ridge.

8. New Business:

9. Adjournment

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

Motion: Peter Kuhl moved, and Bill Patterson seconded the Motion to Adjourn the meeting. The Motion passed unanimously.

The next Regular Board of Directors meeting will be held Saturday, July 8th, 2023, at 9:00 a.m.

The meeting was adjourned.

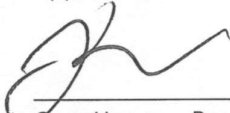
Board Approved On: 7-8-2023

Submitted by:



Peter Kuhl, Board Secretary

Approved:



Gary Hanson, President