

STARLIGHT PINES HOMEOWNERS ASSOCIATION
Minutes of the Regular Meeting of the Board of Directors
Saturday, September 9, 2023
Starlight Pines Community Center

1. **Call to Order / Determine a Quorum** - President Gary Hanson called the meeting to order. President Gary Hanson, Vice President Bill Patterson, Treasurer Buddy Peck, Directors at Large Frank Pettit, and Mary Alice Samsill were board members present. Board members absent were John Motely and Secretary Peter Kuhl. President Hanson determined that six 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: Bill Patterson moved, and Mary Alice Samsill seconded a Motion to approve the August 12, 2023, Board of Directors Regular Meeting Minutes as presented.
 The Motion was passed unanimously.
Motion: Bill Patterson moved, and Buddy Peck seconded a Motion to approve the August 12, 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 August 31, 2023.
 - ii. Income-Expense Statement compared to the 2023-2024 Budget as of August 31, 2023.
 - iii. SPHOA Transaction Report for August 31, 2023, sent electronically to Board.
 - iv. Starlighters Auxiliary Transaction Report for August 31, 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 July 31, 2023:**

	<u>All Funds</u>	<u>Starlighters Funds</u>
Income:	\$ 192,505.33	\$10,297.06
Expense:	(\$138,058.16)	(\$ 7,789.10)
Net:	\$ 54,447.17	\$ 2,507.96

- c. **Account Balances for the fiscal year 2023-2024 as of July 31, 2023**
 - i. Cash on hand and in five (5) accounts at two (2) banks - \$268,193.37
 - ii. Current Liabilities - \$41,232.19
 - iii. Replacement Reserves - \$125,237.33
 - iv. Undesignated/Equity Funds - \$102,315.79

Motion: Buddy Peck moved, and Bill Patterson the Motion to accept the Treasurer's Report as of September 9, 2023, as presented. The Motion passed unanimously.

5. **Community Managers' Report** – Jacqueline Lusson, Co-Community Manager. Community Manager Jackie Lusson presented:
 - a. Report on calls coming in from owners regarding Firewise inspections.

Motion: Frank Petit moved, and Buddy Peck seconded the Motion to accept the AC Rules and Property Rules as presented. The Motion passed unanimously.

9. New Business:

- a. No new business

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 Bill Patterson seconded a Motion to Adjourn the meeting. The Motion passed unanimously.

The next regular Board Meeting will be held on October 14, 2023. The meeting was adjourned.

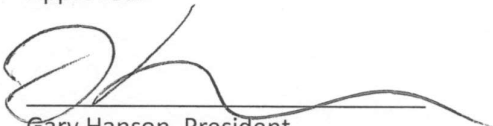
Board Approved On: 10/14/23

Submitted by:



Peter Kuhl, Secretary

Approved:



Gary Hanson, President