

STARLIGHT PINES HOMEOWNERS ASSOCIATION
Minutes of the Regular Meeting of the Board of Directors
Saturday, August 10, 2024
Starlight Pines Community Center

1. **Call to Order / Determine a Quorum**—President John Whelan called the meeting to order. The Board members present were President John Whelan, Treasurer Ted Collins, Beth Dorazio, Frank Pettit, Secretary Daron Kettler. President Whelan 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** – John Whelan led everyone in opening prayer and Pledge of Allegiance.
3. **Approval of the minutes of the Regular and Executive Meetings**
Motion: Ted Collins moved, and Daron Kettler seconded a Motion to approve July 31, 2024, Board of Directors Regular Meeting Minutes as presented.
 The Motion was passed unanimously.

4. **Treasurer’s Report** – Treasurer Ted Collins reported the following:

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

- i. Account Balances as of July 31, 2024.
- ii. Income-Expense Statement compared to the 2023-2024 Budget as of July 31, 2024.
- iii. SPHOA Transaction Report for July 31, 2024, sent electronically to the Board. 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 July 31, 2024:**

	<u>All Funds</u>	<u>Starlighters Funds</u>
Income:	\$ 213, 123.70	\$ 8,794.78
Expense:	(\$107,817.88)	(\$ 6,004.28)
Net:	\$ 105,305.82	\$ 2,790.50

c. **Account Balances for the fiscal year 2023-2024 as of July 31, 2024**

- i. Cash on hand and in two (2) accounts and one (1) brokerage account - \$311,474.14
- ii. Current Liabilities - \$38,710.53
- iii. Replacement Reserves - \$120,439.67
- iv. Undesignated/Equity Funds - \$153,273.94

Motion: Daron Kettler moved, and John Whelan seconded the Motion to accept the Treasurer’s Report as of August 10, 2024, as presented. The Motion passed unanimously.

5. **Community Managers report** – Jackie Lusson Smith - We now using electronic devise to have all reports on big screen. Clints Well post office will close 09/06/2024. Looking into alternatives, Amazon Boxes and or purchasing a couple large boxes to be installed by the mailboxes. When general deliver to Pine or Winslow – State General Delivery. Firewise – last day of non-compliance is September 19, 2024. Mass mailing will be sent out to all that are not in compliance.

6. Committee Reports

- a. **Architectural:** Active Approved projects in Progress: 39, New projects since last report – 6, Projects completed or retired – 7, Project applications that are in review pending additional information – 1.
- b. **Greenbelt:** Chuck Taylor has volunteered to serve on the Committee., Community Center Highway border area was thinned Thank you to Chuck, Doug and Cindy. Starlight Pines Highway signs frames repainted. Pending projects: Eastern Greenbelt needs work on removing dead and down.
- c. **Firewise:** All inspections completed 0-200. Lot owners have been notified of pass or fail. 117 failed first inspection, 40 reinspected and passed. Equip Program – 3 contractors currently marking/cutting lots 400-613. To-date, 42 lots cut out of 131. 29 lots marked with thinning agreements.
- d. **Property Rules:** no report
- e. **Newsletter** – Advertisers now pay for all expense of the Newsletter. Next Newsletter will be out 1st week of October 2024. Last date to submit ad, is September 20, 2024, for 1st week of October to be distributed to Homeowners, via email.
- f. **Starlighters** - As of August 1, 2024 - \$12,514.89. July breakfast, 106 people attended, net income \$817.62. Summer Festival – net income \$363.08.

7. Community Comment

John Whelan 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, Lot # 148 – Complimented the Community Manager office
- b. Lori, Lot # 405 – suggested no corrugated cardboard boxes
- c. Sally, Lot 151 – incident with unhappy person, need to have camera's set differently to be able to capture all cars, etc.
- d. Change Compactor door timer – (Mike Bradley)
- e. Kelly, #100 – Enforce Rules
- f. John, Zero Tolerance, and fines. Alternative solution for cardboard, look into recycle program opportunities, reminder in Newsletter and Facebook regarding compactor rules.

8. Old Business

- a. Would like to ask the Board to vote regarding not allowing corrugated cardboard in the compactor. Jackie is checking into alternative options. Updates were shared in the Community Manager report.

9. New Business

- a. **Ted Collins** moved to accept the D&O and Crime insurance bid from Hill & Usher and Federal Insurance with the possible change of our Crime cash limits of liability to \$200,000.00 with a premium not to exceed \$7,750.00

Motion to Renew NTE: --**Ted Collins moved and John Whelan second**

The Motion passed unanimously

- b. Renewal of our general liability and property insurance.

c. Board to vote regarding corrugated cardboard. This has been an ongoing problem, where we have had to have outside experts to fix the compactor at various times, costing \$1000.00 or more to fix. We were told that it is the cardboard that is the cause of jamming the compactor. Going forward, John would like a vote to stop cardboard in the compactor.

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: Daron Kettler moved, and John Whelan, seconded a Motion to Adjourn the meeting. The Motion passed unanimously.

The next Regular Board of Directors meeting will be held Saturday, September 12, 2024, at 9:00 a.m.

The meeting was adjourned.

Board Approved On: _____

Submitted by:

Daron Kettler, Secretary

Approved:

John Whelan, President