

**STARLIGHT PINES HOMEOWNERS ASSOCIATION**  
**Minutes of the Regular Meeting of the Board of Directors**  
**Saturday, October 12, 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(by Phone), Frank Pettit, Wayne Tippetts, Steve Cannon and Beth Dorazio. President Whelan 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** – John Whelan led everyone in opening prayer and Pledge of Allegiance.
3. **Approval of the minutes of the Regular and Executive Meetings**  
**Motion: Wayne Tippetts moved, and Beth Dorazio seconded a Motion to approve, September 14, 2024, Board of Directors Regular Meeting Minutes as presented.**  
 The Motion was passed unanimously.

4. **Treasurer’s Report** – Lori Davis on behalf of Treasurer Ted Collins reported the following:

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

1. Account Balances as of September 30, 2024
2. Income-Expense Statement compared to the 2024-2025 Budget as of September 30, 2024
3. SPHOA Transaction Report for September 30, 2024
4. All SPHOA funds are held in two(2) FDIC-insured accounts at (1) bank and in one (1) Vanguard Federal MM fund, reconciled on the last day of the month and filed in the Office for review by Members
5. SPHOA Transaction Report for September, 2024, sent electronically to the Board Electronically

b. **Year-to-Date Revenue/Income and Expense to the 2024-2025 Budget as of September 30, 2024:**

	<u>All Funds</u>	<u>Starlighter’s Funds</u>
Income:	\$214,683.01	\$ 16,681.71
Expense:	<u>(\$ 99,305.49)</u>	<u>(\$12,072.32)</u>
Net:	\$115,377.52	\$ 4,609.39

c. **Account Balances for the fiscal year 2024-2025 as of September 30, 2024**

1. Cash on hand and in two (2) accounts and one (1) brokerage account  
\$303,378.86
2. Current Liabilities - \$36,553.48
3. Replacement Reserves - \$120,439.67
4. Undesignated/Equity Funds - \$184,793.64

**Motion: Steve Cannon moved, and Frank Pettit seconded the Motion to accept the Treasurer’s Report as of October 12 , 2024, as presented. The Motion passed unanimously.**

5. **Community Managers Report** – Jackie Lusson Smith – The Newsletter was emailed to all Homeowners, October 9, 2024. The next Newsletter will be out the 1st week of January 2025. Going forward, the Newsletter will be completed by our office alone, and not have someone outside the office. We believe having it in the office will be much more efficient for all. If you have an advertisement in the Newsletter now, or would like to place an ad or an article in the Newsletter, please be sure and have it to the Community Manager office, no later than December 15, 2024. This will help us to have it completed and sent out in a timely manner in 2025. Good news to everyone concerned regarding the Dumpster. As you are aware, I was able to negotiate with Waste Management of Arizona, Inc., a reduction in price for the Compactor, with a discount of \$750.00, and the Dumpster to be placed on the Community Center drive way, for \$146.64 per month for all Corrugated cardboard. The concern was we would have to have a 3 year contract. Good news! After speaking with Waste Management again, they have agreed to give us a 2 month trial. If in 2 months, we are not satisfied with the Dumpster, we can return, and not be held accountable to pay going forward. (As you know, I am not on the mountain, so I have asked Beth to make copies for the Board, of this contract, and if approved, John Whelan to sign, and we can then have the Dumpster placed on the Community Center parking lot. The dumpster is an 8 yard FEL, which will be changed 1x every other week. Going forward if this is approved, we will then change the rules for all, not allowing Corrugated Cardboard.

6. **Committee Reports**

- a. **Architectural:** Active Approved projects in Progress: 43, New projects since last report – 7, Projects completed or retired – 7, Project applications that are in review pending additional information – 1.
- b. **Greenbelt:** Trimmed shrubbery and grasses, general cleanup and sprayed weeds around the Community Center. Boundary reflector maintenance and trash pickup completed on all Greenbelts. I have requested Beth to purchase more reflectors.
- c. **Firewise:** All inspections completed 0-200. Lot owners have been notified of pass or fail and to call the office once their lot is ready for re-inspection. Equip Program – 3 contractors currently marking/cutting lots 400-613. To-date, we have completed roughly 100 lots out of 131. The contractors are currently working on nineteen lots, and by the end of October, we will be down to the last 12 lots to be marked and thinned.
- d. **Property Rules:** No Report
- e. **Newsletter** – No Report
- f. **Starlighters** - As of September 30, 2024 - \$14,333.78 Fund Balance. September, breakfast, 89 people attended, net income \$711.79. Bake sale – net income \$92.00. Merchandise sale – net income \$235.22. Blood Drive – 28 who signed up to donate and 25 successful blood draws. Last Starlighter’s Breakfast of 2024 will be on Saturday, October 26<sup>th</sup> at 8:00am. There will be a bake sale and merchandise sale with a clearance rack.

## **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. Lisa Markley, Lot 85 – What can the HOA do for the following:**

1. Clean up the signage at both entrances to Starlight.
2. Reduce speed of vehicles on roadways within Starlight Pines. Steve Cannon suggested to add safety information in the newsletter and discuss speed. Warnings that could be signed by residents. Casey suggested having speed monitors in the neighborhood.
3. Help Lot 89 Owner with lot clean-up. (Permission needed to be on lot)
4. Vehicle hit elk and left it suffering. Lisa Markley suggested having Arizona Game and Fish department have a seminar on how to handle when an animal is hit by a vehicle.

### **b. Kelly Hobel, Lot 101 – Create Trash compactor Committee, Solution, Sanctions, Training**

## **8. Old Business**

- a. Continued compactor issues. Corrugated Cardboard is the #1 problem we have with causing break down of the compactor. Remind everyone to read the rules and abide by them. Office to shut off FOB if the can identify Homeowners placing materials that are not allowed in dumpster.
- b. How to correct FOB to date/time slot
- c. Contractor limit for USDA Program \$40,000.
- d. Restrict access to Compactor
- e. Reduce time on gate
- f. Look into how video cameras are recording

## **9. New Business:**

- a. Voted on newsletter to be produced in-house by Jackie and Beth. Frank Pettit moved, and Steve Cannon seconded a motion to Approve.
- b. Beth Dorazio, Lot 402 – Questioned the repair and replacement of glass on the bulletin boards and possible removal of one the bulletin boards and replace with extra large mailboxes for large packages. This would create a reduction in repair expenses on one of the bulletin boards and add an expense for additional mailboxes. John Whelan, President, would like additional information on the mailboxes to see if UPS, FedEx and USPS would use them.
- c. Casey Samsill, Lot 37 – BRCST presentation on what they do for the community and their future plans. BRCST is looking for volunteers and donations to help them serve our community.

## **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: Wayne Tippets moved, and Steve Cannon, seconded a Motion to Adjourn the meeting. The Motion passed unanimously.**

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

The meeting was adjourned.

Board Approved On: \_\_\_\_\_

Submitted by:

\_\_\_\_\_  
Daron Kettler, Secretary

Approved:

\_\_\_\_\_  
John Whelan, President