

STARLIGHT PINES HOMEOWNERS ASSOCIATION
Minutes of the Regular Meeting of the Board of Directors
Saturday, September 14, 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, Mike Bradley, Daron Kettler. 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: Ted Collins moved, and Daron Kettler seconded a Motion to approve , August 10, 2024, Board of Directors Regular Meeting Minutes as presented.
 The Motion was passed unanimously.

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

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

- * Account Balances as of August 31, 2024
- * Income-Expense Statement compared to the 2024-2025 Budget as of August 31, 2024
- * SPHOA Transaction Report for August 31, 2024
- * 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
- *SPHOA Transaction Report for August, 2024, sent electronically to the Board Electronically

b. **Year-to-Date Revenue/Income and Expense to the 2023-2024 Budget as of August 31, 2024:**

	<u>All Funds</u>	<u>Starlighters Funds</u>
Income:	\$ 227, 123.70	\$ 12,444.99
Expense:	<u>(\$140,852.37)</u>	<u>(\$10,953.94)</u>
Net:	\$ 86,177.82	\$ 1,491.05

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

- i. Cash on hand and in two (2) accounts and one (1) brokerage account - \$288,094.41
- ii. Current Liabilities - \$34,158.80
- iii. Replacement Reserves - \$120,439.67
- iv. Undesignated/Equity Funds - \$134,145.94

Motion: Ted Collins moved, and John Whelan seconded the Motion to accept the Treasurer's Report as of September 14 , 2024, as presented. The Motion passed unanimously.

5. **Community Managers report** – Jackie Lusson Smith – Request to eliminate Corrugated Cardboard, Add dumpster at the Community Center. Shorten time frame of FOB to lock as soon as Homeowner closes gate – this will help in identifying the person that comes into the compactor with items that are not allowed in the compactor.

6. **Committee Reports**

a. **Architectural:** Active Approved projects in Progress: 43, New projects since last report – 7, Projects completed or retired – 4, Project applications that are in review pending additional information –

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 31, 2024 - \$11,215.44. August, breakfast, 99 people attended, net income \$331.11. Bake sale – net income \$145.00.

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. John, Lot # 391 – Be more strict on Imposing Fines. Can 1 compactor be removed
- b. 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:**

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

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

The meeting was adjourned.

Board Approved On: _____

Submitted by:

Daron Kettler, Secretary

Approved:

John Whelan, President