

STARLIGHT PINES HOMEOWNERS ASSOCIATION
Minutes of the Regular Meeting of the Board of Directors
Saturday, July 13, 2024
Starlight Pines Community Center

1. **Call to Order / Determine a Quorum**—President Gary Hanson called the meeting to order. The Board members present were President Gary Hanson, Treasurer Buddy Peck, Mary Alice Samsill, and Director at Large Frank Pettit. President Hanson 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** - Gary Hanson led everyone in the Pledge of Allegiance.
3. Minutes
4. July 13, 2024, Regular BOD Meeting: Motion to approve _____/2nd _____
The Executive meeting was moved to August 10, 2024
5. **Treasurer’s Report:** Motion to accept _____/2nd _____
 - a. **Documents were distributed to the Board.**
 - i. Account Balances as of June 30, 2024.
 - ii. Income-Expense Statement compared to the 2023-2024 Budget as of June 30, 2024.
 - iii. SPHOA Transaction Report for June, 2024.
 - iv. Starlighters Auxilliary Transaction Report for June, 2024, sent electronically to the Board and Starlighters Leaders.

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 June 30, 2024:**

	<u>All Funds</u>	<u>Starlighters Funds</u>
Income:	\$ 197,294.50	\$ 1,661.47
Expense:	<u>(\$ 11,555.29)</u>	<u>(\$ 4,804.08)</u>
Net:	\$ 185,739.21	(\$ 3,142.61)
 - c. **Account Balances for the fiscal year 2024-2025 as of June 30 , 2024**
 - i. Cash on hand and in two (2) accounts and one (1) brokerage account - \$390,297.97
 - ii. Current Liabilities - \$36,794.09
 - iii. Replacement Reserves - \$120,439.67
 - iv. Undesignated/Equity Funds - \$233,707.33

Motion: Buddy Peck moved, and Frank Pettit second to accept the Treasurer’s Report as of July 13, 2024, as presented. The Motion passed unanimously.
6. Election of the new Board Officers - Motion: Frank moved to nominate new members, and John second. John Wheland - President, Steve Cannon - V.P, Daron Kettler - Secretary, Ted Collins - Treasurer.
7. **Community Managers’ Report** – Jacqueline Lusson Smith, Community Manager, presented:
 - a. Annual Assessments - Out of 612 Lots - only 9 still owe.
 - b. Dark sky Ordinance - Please pick up a copy of this Ordinance at the Community Center

8. Committee Reports:

- a. Architectural Committee (AC) – Frank Pettit, Chair, presented.
 - i. We currently have 41 approved projects in the community, in various stages of progress including the following: New homes under construction: 13, New garages: 5, New roofs: 1, Sheds: 2, Decks/Railings: 5, Fences & Corrals: 2, Siding or Exterior Paint: 6, Driveway: 3, and Miscellaneous: 4. New projects since the last report: 5. Completed or retired since the previous report: 3
 - ii. UTILITY TRAILER PARKING: Last month, 4 since last report all of which have been resolved.
- b. Greenbelt Committee – Don Cacioppo, presented -
 - i. Junipers were trimmed up on the North end of the eastern Greenbelt.
 - ii. Tract B which borders on Starlight Drive and Eastern Greenbelt next to Lot 338 was Firewised by Laddering up and removing junipers, oak and other vegetation. Thank you Doug and Cindy and Liz for your participation
- c. Firewise Education Committee – Presented by Gary Hanson
 - i. All inspections have been completed
 - ii. Equip – 3 contractors currently working on marking/cutting Lots 400-613. To date 33 lots were cut out of 131.

Bark Beetle/dead trees - HOA office will reach owners by phone and or email. If your lot contains infected pines so that you can make immediate arrangements to remove the tree (s) to BlyPit. If you have infected trees, you will receive a notice of non compliance with our Property Rules and be given no more than 30 days to remove the infected trees. Failure to immediately remove the trees will result in fines per our property rules. The association may also take abatement action to remove the trees with legal and contractor fees billed to and paid by the owner. Please do not put the association in that position. *Many of you already know you have infected trees and are taking aggressive action to cut them down and take them to Bly Pit. Thank you! We urgently ask the rest of our owners to begin removing infected trees in the next week or two.
- d. Rules Committee – There isn't any update.
- e. Newsletter - Newsletter sent out 1st week of July, 2024. Next Newsletter will go out October, 2024
- f. Starlighters –presented by Chair Kathy Terrell,
 - i. The next breakfast will be on Saturday, July 27, 2024. Summer Festival is Saturday, August 3, 2024

9. Community Comment:

John Wheland 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. No Comments

10. Old Business:

11. New Business:

- a. Bill Cross, Homeowner would like to see the new board take an active position on collecting our unpaid accounts receivables, which is no over \$80,000.

12. 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 Mary Alice Samsill seconded a Motion to Adjourn the meeting. The Motion passed unanimously.

The next Regular Board of Directors meeting will be held Saturday, August 10, 2024, at 9:00 a.m..

The meeting was adjourned.


Board Approved On: 8/10/24

Submitted by:



Daron Kettler, Secretary

Approved:



John Wheland, President