

STARLIGHT PINES HOMEOWNERS ASSOCIATION
Minutes of the Regular Meeting of the Board of Directors
Saturday, November 09, 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: Frank Pettit moved, and Wayne Tippetts seconded a Motion to approve, October 12, 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:

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

1. Ted Collins gave report on WM contract terms for 8 yard front-end loader. We need to avoid extra pickups at \$310 each and fines for improper dumping. Ted pointed out that the contract needs to state “without liquidated damages”. A suggestion was made to add security camera at cardboard dumpster location. John Whelan further explained there must be a provisional vote. Motion to approve: Steve Cannon; Wayne Tippetts seconded; Motion passed.

- b. **Year-to-Date Revenue/Income and Expense to the 2024-2025 Budget as of October 31, 2024:**

	<u>All Funds</u>	<u>Starlighter’s Funds</u>
Income:	\$220,324.16	\$ 18,008.65
Expense:	(\$114,657.63)	(\$12,415.55)
Net:	\$105,666.53	\$ 5,593.10

- c. **Account Balances for the fiscal year 2024-2025 as of October 31, 2024**

1. Cash on hand and in two (2) accounts and one (1) brokerage account \$294,161.90
2. Current Asset – USDA receivable - \$37,758.73
3. Current Liabilities - \$36,398.31
4. Replacement Reserves - \$120,439.67
5. Undesignated/Equity Funds - \$175,082.65

Motion: Steve Cannon moved, and Wayne Tippetts seconded the Motion to accept the Treasurer’s Report as of October 31 , 2024, as presented. The Motion passed unanimously.

5. **Community Managers Report** – Jackie Luson Smith – Read by Lori Davis - Discussion on opportunity for Lots 1-200 to participate in EQIP Tree Thinning program. Mass email was sent 10/31. Several homeowners stated that they did not receive the email. Lot 335 Scott Ashley

suggested that there may be too many email addresses in mass email. The same homeowners did receive the recent notice of HOA meeting and agenda email.

6. Committee Reports and Announcements

- a. Architectural:** Frank Pettit; John Whelan explained AC will be reviewing and investigating fee changes, specifically, raising the \$500 construction deposit as incentive to complete exterior within 16 months from start. Owners can ask for an extension of time. Additional 20 months is allowed to complete interior. Other communities' fees are higher. AC gives a 1-2 month advance notice of nearing deadline as courtesy to owner. Architectural Rules and Property Rules must be amended and published.
- b. Greenbelt:** Pine needles cleared and removed from community center and parking lot.
- c. Firewise:** Steve Cannon read report prepared by Gary Hanson. John Whelan explained that during next two month "downtime" Board will be doing some housekeeping on various projects including on Firewise and Thinning overlap and confusion.
- d. Property Rules:** Wayne Tippetts gave report and explained the trouble we are still having with inappropriate use of compactor. Kelly Hobel suggested that an email blast be sent to all key fob holders explaining that if they haven't seen green button to exit compactor area, it is located to the right of the gate on the wall.
- e. Newsletter** – Articles can be submitted by December 10, 2024.
- f. Starlighters** - Kathy Terrell gave the report and list of recommended charities for \$12,000 in total donations. Wayne Tippetts made motion to approve and Steve Cannon seconded.

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.** Steve Cannon brought up the use of propane fire pits and tables. Caroline Weimer stated in the past it was too difficult to obtain required signatures to amend CC&Rs. Bob Dahlgren stated that the CC&Rs only mention prohibited ground fires and that perhaps only the Property Rules would need to be revised. John Whelan asked if there was anyone who was particularly interested who would want to take the lead on researching current language in organizational documents.
- b.** Casey Samsill explained he was aware of concerns over their search capability and stated that if a person is missing BRCST has 10-15 individuals who can be deployed within 10-15 minutes. He also discussed specific areas of financial need. BRCST has an annual budget of approx. \$3,400. They are considering a siren to alert the community to emergencies, active shooters, etc. Cost is approx. \$200K; however, there are federal grants available. He recommended that everyone sign up for emergency alerts at coconinoaz.gov. This website should be added to the upcoming newsletter. They also need a shed to hold equipment which could be built on church or fire department grounds. They would also like to secure liability insurance which is very expensive. John Whelan suggested organizing a donation effort to help. John suggested welfare checks,

home checks for the BRCST to service the community as he has seen done effectively by posse in the West Valley.

- c. John Whelan reported on Mike Bradley’s retirement and sale of ECD Systems Arizona to Pavion. Because of the sale, in January, 2025 Pavion will begin to charge the HOA a “reasonable” price. The HOA may want to explore alternatives.

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.

9. New Business:

- a. 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, February 8, 2025, at 9:00 a.m.

The meeting was adjourned.

Board Approved On: _____

Submitted by:

Daron Kettler, Secretary

Approved:

John Whelan, President