

**STARLIGHT PINES HOMEOWNERS ASSOCIATION**  
**Minutes of the Regular Meeting of the Board of Directors**  
**Saturday, February 08, 2025**  
**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, Frank Pettit, Wayne Tippetts, 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: Ted Collins moved, and Frank Pettit seconded a Motion to approve, November 09, 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.**

1. Ted Collins said we have the right to suspend privileges to Lot owners that are in non-compliance. Compactor FOB’s will be de-activated if assessments aren’t paid or any non-compliance issue with fines accrued.

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

	<u>All Funds</u>	<u>Starlighter’s Funds</u>
Income:	\$237,089.01	\$ 18,114.65
Expense:	<u>(\$147,080.20)</u>	<u>(\$23,272.79)</u>
Net:	\$ 90,008.81	\$ -5,158.14

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

1. Cash on hand and in two (2) accounts and one (1) brokerage account  
\$291,250.62
2. Current Asset – USDA receivable - \$10,847.17
3. Current Liabilities - \$22,233.19
4. Replacement Reserves - \$120,439.67
5. Undesignated/Equity Funds - \$159,424.93

**Motion: Wayne Tippetts moved, and Ted Collins seconded the Motion to accept the Treasurer’s Report as of January 31 , 2025, as presented. The Motion passed unanimously.**

5. **Community Managers Report** – Jackie Lusson Smith - Discussion on the 2025 Firewise process for Lots 201-400. Thank everyone for using the dumpster located at the Community Center for disposal of cardboard. Reminder of the upcoming elections for new and current board members. Assessments for Homeowners will be coming up and due by June 1, 2025.

6. **Committee Reports and Announcements**

- a. **Architectural:** Frank Pettit; The AC provided recommendations to the Board President in early January of a revised fine schedule for the delinquent completion of various types of improvement projects within the community. The reason for the proposed increases is to place more emphasis on the importance of completing construction and maintenance projects as quickly as possible, so that activity does not become a lengthy visual nuisance to members of the community. Frank reviewed with the Board the upcoming Architectural Committee fee increases to take effect April 1, 2025 (2<sup>nd</sup> Quarter). Notice to be sent out to all lot owners before taking effect. Final adjustments and vote will be done at the March 8, 2025 Board of Directors meeting.
- b. **Greenbelt:** Reflector maintenance in the Western Greenbelt, raked gravel on the forest access driveway and weeds trimmed around the greenbelt access signs.
- c. **Firewise:** We recently received our Firewise Certification for 2024. We totaled roughly 1500 hours of Firewise Certification hours based on homeowners raking their lots, Firewise inspection of lots, and thinning lots under the EQIP program. Upcoming 2025 Firewise Inspections for Lots 201-400 will start on June 1, 2025. Our beautiful Ponderosa Pines typically have two needle drops per year, one being in October with the onset of winter and then again in late April and May. The hope is that during late May or early June, you rake the 30 feet of defensible space around your home, propane tank, and outbuildings.

We had a tremendous year of catching up on the EQIP thinning program. In 2024, we successfully thinned 115 lots in the 401-613 parts of the community, and we have 15 lots left before we close out the rest of that contract. For 2025, we will start marking and thinning Lots 1-200 and anyone who hasn't had the chance to participate in the program.

- d. **Property Rules:** Wayne Tippetts gave report and explained that one fine has been assessed for Compactor Misuse in the last two months, and three first time warnings. Some residents continue to put pine needles, and other non-household garbage in the compactor. Large pieces of styrofoam packaging should also be taken to the dumpster at the Community Center as it doesn't compact well. Compactor misuse fines have increased to \$100 to re-activate the users FOB. Discussions were had regarding dogs not on leashes, dark sky ordinance, and ATV use within Starlight Pines.
- e. **Newsletter** – Articles can be submitted by March 21, 2025. Include Coconino County's Dark Sky Ordinance.
- f. **Starlighters** - Kathy Terrell gave the report. Financial Report: as of Jan 31, 2025 \$4,566.25. The next Starlighter's Breakfast is on Saturday, February 22nd at 8am. They will be serving breakfast fiesta-enchilada casserole, hash browns, fresh fruit, danishes, and chips & salsa. No bake sale for February. Our officers for 2025 are President: Kathy Terrell, Vice President: Kelly Hobel, Treasurer: Naila Erwin, and Secretary: Judy Mullikin-Fernandez. They are gearing up for the Memorial Day Boutique. Please contact me (Kathy Terrell) for a vendor application. We will be advertising for the Memorial Day Boutique on the SPHOA website and on the bulletin boards. The Board of Directors approved the 2025-2026 Starlighter's Calendar.

**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.

**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. Pat Macholtz Lot 69 & 70 - brought up the "Dark Sky Ordinance" to get information to the residents. She said there are homes within the community that are lit up like a Christmas Tree and need to be aware of the Coconino County's Dark Sky Ordinance. Discussion was had about including the ordinance in the quarterly newsletter.
- b. A discussion was had regarding dogs not being leashed. Add to newsletter as a reminder all dogs must be on a leash when outside.

**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: Ted Collins moved, and Frank Pettit, seconded a Motion to Adjourn the meeting. The Motion passed unanimously.**

The next Regular Board of Directors meeting will be held Saturday, March 8, 2025, at 9:00 a.m.

The meeting was adjourned.

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

Submitted by:

\_\_\_\_\_  
Beth Dorazio, Community Manager

Approved:

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