

**STARLIGHT PINES HOMEOWNERS ASSOCIATION**  
**Minutes of the Regular Meeting of the Board of Directors**  
**Saturday, March 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, Steve Cannon and Beth Dorazio. President Whelan determined that six 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: Steve Cannon moved, and Ted Collins seconded a Motion to approve, February 8, 2025, 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.
- b. Ted Collins discusses collecting \$5,000 in fines.
- c. Year-to-Date Revenue/Income and Expense to the 2024-2025 Budget as of February 28, 2025:

	<u>All Funds</u>	<u>Starlighter’s Funds</u>
Income:	\$246,411.60	\$ 18,699.65
Expense:	<u>(\$158,493.90)</u>	<u>(\$24,176.69)</u>
Net:	\$ 87,917.70	\$ -5,477.04

- d. Account Balances for the fiscal year 2024-2025 as of February 28, 2025
  1. Cash on hand and in two (2) accounts and one (1) brokerage account \$291,194.12
  2. Current Asset – USDA receivable - \$10,847.17
  3. Current Liabilities - \$24,892.00
  4. Replacement Reserves - \$120,439.67
  5. Undesignated/Equity Funds - \$157,333.82

Motion: Wayne Tippetts moved, and Ted Collins seconded the Motion to accept the Treasurer’s Report as of February 28, 2025, as presented. The Motion passed unanimously.

5. **Community Managers Report** – Jackie Lusson Smith – Community Center hours are now summer hours as of March 31, 2025 – Monday thru Saturday – 9am to 4pm. **Please pay close attention to Compactor Rules. Please note – Littering outside of the compactor fence in Coconino County is considered Illegal dumping. Updated Compactor forms have been emailed to all Starlight Pines Homeowners. Newsletter is now prepared in house, and will be sent out by email – April 15, 2025.**

## 6. Committee Reports and Announcements

- a. **Architectural:** Frank Pettit; Active Approved Projects in Progress: 29 – new homes under construction 14, new garages 6, new sheds 2, deck and railings 5, fences & corrals 1, siding or exterior paint 1, new projects since last report 2 and projects completed since last report 2. Since the last AC report, deposits to assure completion of all exterior work on a new home project have been forfeited on (3) projects. Two of those are (19) months since the start of construction and the remaining project is (22) months since their start date.
- b. **Greenbelt:** Don Cacioppo - No activity.
- c. **Firewise:** The Firewise Committee has completed several re-inspections. We will be starting the inspections for lots 201-400 the first week in June. I am going to contact the Firewise contact with the Forest service to see if we can get some training at the next HOA meeting. With that being said, we will be looking to see if there are any people interested in becoming Firewise Inspectors to join the team we have now. I want to thank all of the volunteers that have stepped up to take on the inspections. I hope that with all of the hard work that has been done with this project, that our community will be safer from the predicted fire season. Please be diligent in cleaning around your residences this Spring even if you are not due for inspection.
- d. **Property Rules:** Wayne Tippetts - The Owner of Lot 441 has a complaint about people driving through his lot to get to the greenbelt, possibly for Greenbelt maintenance. We will continue to monitor the compactor misuse and issue fines when necessary. We no longer accept cardboard in the compactor, there is a dumpster located at the Community Center for flattened corrugated cardboard. Three lots to appeal Firewise fines at March 8, 2025 Executive Board Meeting.
- e. **Newsletter** – Articles can be submitted by March 31, 2025. Newsletter will be mailed out by April 15, 2025.
- f. **Starlighters** - Kathy Terrell gave the report. Financial Report: as of Jan 31, 2025 \$4,566.25. We had an amazing turn out for our first Starlighters Breakfast in February. A, record breaking total of 70 people served. We will have our next Starlighters Breakfast on Saturday, March 22nd at 8am. We will be having scrambled eggs, biscuits n gravy, hashbrowns, & fruit. Cost of Breakfast: \$8.00 increase of 50 cents surcharge temporarily (due to the price increase of eggs, butter, juice). Merchandise & Bake Sale items will be available to purchase at the March Starlighters Breakfast sale. Aluminum cans: Alan Caywood will be the new person to handle the aluminum cans. Additional volunteers are needed to help with this. The Memorial Day Boutique is underway.
- g. **Nominating Committee Report** - Kelly Hobel - The nominating committee recommends that the Starlight Pines HOA Board approves the 2025-2026 Ballot to include the following candidates: Steve Cannon, Ted Collins, Beth Dorazio, Michelle Golimowski, Marty Hopwood, Peter Kuhl, Wayne Tippetts, Carol Underwood and John Whelan. Board of Directors approved the candidates.

**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**

**9. New Business:**

- a. Firewise Abatement – Wayne Tippetts and Steve Cannon – Approved
- b. Electronic Delivery of Assessments – Pete Kuhl and Ted Collins
- c. Electronic of Elections of Ballot – Approved 2024
- d. Vote on Firewise Committee 2025 – Ted Collins and Wayne Tippetts
- e. Approval of turning compactor off if owners have past due balances or open violations – Ted Collins and Pete Kuhl
- f. Approve resignation of Daron Kettler as Secretary and preplace Position with Peter Kuhl – Steve Cannon and Ted Collins
- g. 2025-2026 nominating committee – Peter Kuhl and Ted Collins

**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, April 12, 2025, at 9:00 a.m.

The meeting was adjourned.

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

Submitted by:

\_\_\_\_\_  
Peter Kuhl, Secretary

Approved:

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