

Starlight Pines HOA

Regular Board Meeting Minutes

Saturday, October 11, 2025

Call to Order

The meeting was called to order at approximately 9:00 AM an invocation and Pledge of Allegiance.

Quorum was confirmed by the board.

Determine a Quorum

A quorum was confirmed.

Approval of Prior Minutes

- Motion made and seconded to approve the minutes of the previous meeting. Vote: Approved unanimously.

Treasurer's / Financial Report

- Financial position as of September 30, 2025, reviewed. Funds held primarily in a Vanguard money market account.
- Major expenses:
 - Liability and property insurance: \$12,000 (previously approved)
 - September trash compactor bill: \$4,900 (increased volume)
- Approximately \$30,000 will be transferred from the money market to cover expenses.
- \$200,000 held in certificates of deposit continues to yield higher returns than the money market account.
- Accounts receivable reduced; one delinquent lot collected through a property sale, recovering \$600 in fines and disclosure fees.
- Motion to approve Treasurer's Report as presented. Vote: Approved unanimously.

Committee Reports

Architectural Committee (Carol)

- 29 open projects as of September.
- 12 new homes under construction.
- Other activity: 6 garages, 1 room addition, 2 sheds, 3 decks, 3 fences, 1 exterior paint project, 1 miscellaneous.
- 2 new projects initiated and 5 completed in September.

Greenbelt Committee

- Routine maintenance performed: weed cutting, pine cone and needle cleanup near community center and parking areas.

Firewise Committee

- 179 lots passed inspections; 21 failed.
- 3 lots scheduled for contractor cleanup.
- 5 property owners actively working toward compliance.
- 19 violation notices issued with October 20 deadline for compliance.
- Inspection timeline:
 - Initial notices sent mid-June.
 - Three-month compliance period followed by September 19 violation notices.
 - One month allowed for correction before invoicing.

Property Rules Committee

- September 27: addressed off-hours ATV riding from 12:30–3:00 a.m. Riders apologized and agreed to cease activity.
- 12 property rule noncompliance letters issued for incomplete or failed Firewise inspections.

Community Events

- September breakfast hosted 70 attendees, raising \$950.79.
- Final breakfast scheduled for October 20; will include leftover inventory and bake sale.

Old and New Business

Propane Fire Table Proposal

Presentation by working group (Steve Cannon, Ted Collins, Lori, John K. Wood) on potential approval of propane fire pit tables.

Key Discussion Points:

- CC&Rs (1984) currently prohibit all fires except for cooking.
- Propane fire tables were not foreseen when CC&Rs written; modern versions are UL-listed and permitted in nearby communities.
- Fire department supports devices and provides inspections; Firewise certification unaffected.

Proposed Rules:

- UL-listed, professionally inspected units only.
- Fire department inspection required prior to use.
- Adult supervision required during operation.
- Fire suppression tools (hose, shovel) on-site.
- Minimum 25-foot clearance from structures and propane tanks.
- Visible posting of usage rules for guests.

Concerns Raised:

- Clarify whether this constitutes a CC&R amendment requiring 75% member approval.
- Define fines for violations.
- Confirm insurance implications and inspection schedules.
- Differentiate between “fire pit” and “fire table.”

Action Items:

- Board: Obtain legal opinion regarding CC&R interpretation and fire pit approval process.
- Working Group: Clarify terminology and refine rule language.
- Property Rules Committee: Propose penalty schedule for violations.
- Newsletter Committee: Publish article for community awareness.
- Board: Tentatively plan vote for November, pending legal opinion.

Adjournment

With no further business, a motion to adjourn was made and seconded. Approved unanimously.

Board Approved On: _____

Submitted by: _____

Peter Kuhl, Board Secretary

Approved: _____

John Whelan, President