

**STARLIGHT PINES HOMEOWNERS ASSOCIATION**  
**Minutes of the Regular Meeting of the Board of Directors**  
**Saturday, August 9, 2025**  
**Starlight Pines Community Center**

## **Starlight Pines HOA**

Regular Board Meeting Minutes  
Saturday, August 9, 2025

### **Call to Order**

The meeting was called to order at approximately 9:04 a.m. at the Starlight Pines Community Center. An invocation and Pledge of Allegiance were conducted at the start of the meeting.

### **Determine a Quorum**

A quorum was confirmed. Board members present in person and by phone included:

- President: John Whelen
- Treasurer: Ted Collins
- Secretary: Peter (Pete) Kuhl (by phone)
- Directors: Marty (by phone), Michelle, Carol (Architectural liaison)
- Absent: Wayne (Property Rules liaison), Steve (Vice President)

### **Approval of Prior Minutes**

- Motion made and seconded to approve last month's minutes as presented. Vote: Approved unanimously.

### **Treasurer's Report**

- Financial period: Two months into the fiscal year; no unusual variances reported.
- Annual compilation completed; state and federal tax returns prepared and to be filed by Aug 15.
- New CPA firm utilized; reduced cost and satisfactory performance.
- Additional CDs purchased to extend maturities and improve interest earnings on reserve funds.
- Assessments: Five outstanding; receivables actively managed.
- Motion to approve Treasurer's Report as presented. Vote: Approved unanimously.

### **Community Manager's Report**

- No report this month.

### **Committee Reports and Announcements**

#### **Architectural Committee (Carol)**

- 32 active projects.
- Current activity: 12 new homes; 7 garages; 1 roof; 4 sheds; 3 decks; 3 fences/corrals; 1 exterior paint; 1 miscellaneous.
- July: 6 new projects; 10 projects completed.
- Request: Owners with completed projects should contact the office (Beth) for final inspection and deposit return.

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**Greenbelt**

- Don present; no additional report provided beyond business items below.

**Firewise / Education**

- Ongoing Firewise inspections: lots 201 and up.
- Emphasis on compliance and ongoing maintenance due to very dry conditions and elevated fire risk.
- Inspection status update noted during discussion: approximately 99 passes; 101 fails pending re-inspection.

**Property Rules**

- Board liaison (Wayne) absent; no standing committee currently exists.
- Public call for volunteers to form a Property Rules Committee to:
  - Assist with inspections and provide recommendations (add/change/delete rules).
  - Ensure consistency and fairness in enforcement (e.g., fencing standards, including dog runs vs. garden fences).
  - Support compliance checks at property transfer (architectural, property rules, Firewise) with notifications to escrow when needed prior to closing.

**Starlighters (Social Committee)**

- Financials (as of Jul 30): Total income \$14,113.15; merchandise income from July breakfast: \$3.82.
- July breakfast served a record 127 meals.
- Upcoming:
  - Highway cleanup Sep 12 with potluck after.
  - Starlighters meeting to follow cleanup.
  - Aug 23 breakfast menu: cheesy green chili scrambled eggs, sausage links, hash browns, Danish, and fruit.
  - Labor Day (Aug 30): merchandise at Blue Ridge Fire Department; limited new items; sale at August breakfast.
- Public appreciation expressed to Lori Davis for ongoing support with reports and state tax filings.

**Member Comments**

- A homeowner raised a fine/violation notice; matter to be addressed in Executive Session.
- General acknowledgment: owners are responsible for guests' compliance with HOA rules (e.g., fires, greenbelt access).

**Community Business**

1. Greenbelt Motorized Vehicle Fine (New Standard)

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- Background: Recent ATV use on greenbelt and cross-lot travel; current rules allow foot and horse traffic only.
  - Discussion: Base rule violations typically \$50/mo until cured; some violations (e.g., open ground fire) at \$500.
  - Member input: Suggestions ranged from \$50 to \$100; majority favored \$100 baseline.
  - Motion passed:
    - Driving a motorized vehicle on greenbelt (including e-bikes, ATVs, UTVs) carries a \$100 initial fine for a first infraction.
    - The Board may increase fines in Executive Session for aggravating circumstances, and consider mitigation when appropriate.
  - Reminder: Do not cross private property to access greenbelt.
2. Mailboxes/Parcel Lockers Proposal
- Proposal scope discussed: additional parcel/mail units near compactor area; estimated cost approximately \$13,000 (parcel lockers noted at ~\$8,000).
  - Considerations: Changing status of Long Valley/Happy Jack postal options; Amazon's rural delivery expansion; USPS half-mile delivery constraints; underutilized mailboxes; potential cost recovery and long-term plan for all lots.
  - Decision: Defer expenditure; monitor developments (Amazon delivery changes, USPS/PO status) over the next 6–12 months before committing funds.
3. Insurance Renewals – D&O and Crime
- Directors & Officers premium increased 9.9%; Crime policy flat year-over-year; within budget/expectations.
  - Motion to accept bids. Vote: Approved unanimously.
  - Note: Property and Workers Comp renewals to follow per schedule.
4. Income Tax Resolution
- No action this month.
5. Letter of Engagement – Accounting Services (Lori)
- Formalizing annual engagement for bookkeeping and tax services; no management functions included.
  - Motion to approve engagement letter.  
Vote: Approved unanimously.
6. AmeriGas Community Agreement
- Fixed community price: \$1.711/gal (Sept 1, 2025–Sept 30, 2026).
  - Comparative note: Ferrellgas offering \$1.729 for the rest of the summer.
  - Agreement enables members to access AmeriGas at stated price; members' ability to choose providers depends on tank ownership/lease status.
  - Motion to approve AmeriGas agreement. Vote: Approved unanimously.

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**Adjournment**

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

Board Approved On: 9/13/25

Submitted by: Peter Kuhl  
Peter Kuhl, Board Secretary

Approved: John Whelan  
John Whelan, President