

Starlight Pines HOA

Regular Board Meeting Minutes

Monday, September 13, 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.

Approval of Prior Minutes

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

Treasurer's Report

- Financial period: Three months into the fiscal year; spending is on or under budget.
- Assessments: Only 3 out of 612 property owners have unpaid assessments. Active collection efforts are ongoing.
- Fines: Approximately one-third of the \$73,000 balance is tied to a single litigated account. Progress is being made on collections.
- Motion to approve Treasurer's Report as presented. Vote: Approved unanimously.

Committee Reports and Announcements

Architectural Committee

- Activity: 12 new homes under construction; approvals included 6 carports, 2 sheds, 2 decks/railings, 2 fences/corrals, 1 exterior paint, 1 miscellaneous.
- Operations: Several projects closing this week, final inspections coordinated. Seasonal slowdown anticipated into winter, ramp-up expected in spring.
- Committee acknowledged for inspection and closures.

Greenbelt and Maintenance

- Work completed: Drainage ditches repaired at western greenbelt entrance (Patch Drive) after a significant blockage.
- Acknowledgment to Steve for assistance with equipment operation.

Firewise / Education

- Ongoing Firewise inspections focus on lots 201 and up due to elevated fire risk.
- Status: 149 lots passed; 51 lots failed. 6 scheduled for contractor cleanup, 3 owners notified and in progress. Members must submit email/written requests for re-inspection for documentation.
- Enforcement: Notification sent Sept 19. First \$250 violation invoices to be issued October 20 for non-compliance.

Property Rules

- Bark Beetle: One lot reported in August; owner given until Sept 19 to remove affected trees.
- Dogs: Community reminded all dogs must be leashed per county rules, prompted by a greenbelt safety incident.

Starlighters (Social Committee)

- Labor Day fundraiser raised \$3,362.78 (lower than prior year due to reduced attendance).
- Current balance: \$1,894.95. 95 breakfasts served at recent event.
- Next breakfast: Sept 27 (menu: baked blueberry French toast).
- County kitchen license renewed; \$390 fee paid by HOA.
- Donations: Blue Ridge Fire Department Auxiliary contributed knitted items for Salvation Army and hospitals; coordination ongoing. November meeting to determine annual charitable allocations.

Member Comments

- Trespassing: Concerns raised about repeated trespassing at Timber Ridge Lot 20. Board advised contacting the sheriff for posted property violations, indicating the HOA is not the enforcement authority.
- Leash rules: Community incident involving aggressive dogs reminded members of leash requirements.
- Facility inquiry: Noted nurse practitioner facility near the community center pending county approval and petitions.
- Coconino County Fire Prevention: Announcement of regional meetings, encouragement to complete online survey for community fire prevention needs.

Community Business

Insurance Renewals

- HOA property insurance: Replacement cost increased 10%, premium up by 6% (~\$700) over prior year.
- Motion approved for renewal at \$12,335. Forms to be signed and returned.
- Water District insurance: Separate policy reduced costs by ~\$6,000 across properties.

Vendor Offer to Community

- Propane program: Board approved distribution of new vendor offer with teaser rates on tank rentals and propane purchases.

CC&R and Rules Change Process

- Members wishing to propose changes (e.g., fire pits, fencing, RV parking) must:
 - Form a member committee and draft precise amendment language.
 - Submit to board for feasibility review.
 - If viable, proceed to community-wide vote requiring 75% approval of all property owners.
- Current fire rules: No fires except for cooking food in barbecue-type containers; propane fire tables/pits not permitted.

Decisions and Approvals

- Prior meeting minutes approved.
- Treasurer's report approved.
- HOA property insurance renewal at \$12,335 approved.
- Distribution of propane vendor offer approved.

Action Items

- Beth: Maintain written/email records of Firewise re-inspection requests; continue outreach to non-compliant lots before October 20 fines.
- Board: Execute and return signed property insurance renewal forms.
- Community Members: Participate in fire prevention survey; obtain flyer/link from Beth.
- Interested Owners: Form committees and draft amendment proposals for CC&R changes as described.

Adjournment

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

Board Approved On: 10/11/25

Submitted by: Peter Kuhl
(Peter Kuhl, Secretary)

Approved: John Whelan
(John Whelan, President)