

Starlight Pines HOA Regular Board Meeting Minutes

Saturday, November 8, 2025

Call to Order

The meeting was called to order in the afternoon at the Starlight Pines Community Center. Quorum was established. Wayne was absent; Ted attended by phone.

Approval of Prior Minutes

Motion was made and seconded to approve the minutes from the previous meeting. Vote: Approved unanimously.

Treasurer's Report

- Five months into the fiscal year, operating cash was supplemented by moving funds from reserves.
- Cash is sufficient to fund Starlighters gifts in December or earlier.
- Most assessments collected; 3 annual and 19 semiannual accounts outstanding, second half due December 1, with \$3,000-\$4,000 expected.
- Property escrows generated \$750 per escrow; October included 1 new member assessment, 1 disclosure fee, and 3 properties in process.
- Savings earning 4% interest; four CDs purchased with 4.5% yield.
- Reserves total about \$185,000.
- \$14,489.23 owed to Starlighters Auxiliary Fund for donation upon board approval.
- \$15,250 in refundable building deposits, generally \$1,000 per project.
- Financial reporting is cash basis; accounts receivable recognized only when collected.
- Motion to approve Treasurer's Report as presented. Vote: Approved unanimously.

Architectural Committee

- 29 open projects as of September.
- 12 new homes under construction, 6 garages.
- 2 new projects started, 5 completed in September.

Greenbelt

- No activity to report this month.

Firewise Program

- 5 lots notified as non-compliant, owners working on issues.
- 189 lots passed inspection, 11 lots not compliant.
- Volunteers commended for their work; community manager recognized for handling complaints.

Property Rules and Waste Management

- No new contract updates.
- Ongoing waste handling issue: Individual repeatedly placing cardboard boxes in trash compactor; plan to disable individual's fob to prompt resolution.

Starlighters Auxiliary

- Fund balance: \$14,489.23.
- October breakfast served 77 attendees; merchandise net income \$1,074.51; bake sale income \$169; annual can recycling contributed \$274.25.
- Donations totaling \$12,000 approved for Sunshine Rescue Mission (Flagstaff, \$2,400 plus men's socks), Salvation Army food boxes (\$1,400), Community Presbyterian Deacons Food Pantry (Payson, \$750), High Country Humane Society (Flagstaff, \$600), Blue Ridge Community Church Healthcare Ministry (\$250), Alice's Place (Winslow, \$4,100 plus \$1,000 for utilities), K-9 Companions (Santa Rosa, CA, \$500 plus \$500 match), Blue Ridge Community Support Team (\$1,000).
- Board motioned and unanimously approved \$12,000 charitable distribution.

Community Support and Volunteer Coordination

- Blue Ridge Community Support Team operates neutrally to assist broader mountain community.
- Support for individuals in need, potential daily check-in and vacation watch programs discussed, modeled after Sun Cities Posse.
- Plans to improve communication through newsletters and centralized contact number; distribution of medical cards and fridge magnets ongoing.
- Volunteer recognition across all committees and the community manager.

Nominating and Election Committees

- Call for volunteers to form new nominating and election committees; interested parties should contact the office.

Meeting Closure

- No new business beyond Starlighters charity approval.
- Motion to adjourn passed; meeting concluded.

Board Approved On: _____

Submitted by: _____
Peter Kuhl, Board Secretary

Approved: _____
John Whelan, President