

**Starlight Pines HOA Executive Meeting Agenda – March 14, 2026**

1. Approve previous Executive Board Meeting minutes.

## **Starlight Pines HOA Executive Board of Directors Meeting Minutes**

**Date:** February 14, 2026

### **Call to Order and Quorum**

- Meeting called to order
- Quorum confirmed

### **Executive Session**

#### **1. Firewise Compliance Appeals and Settlements**

##### **Bill Lyall (Lot 163) - 2017 Firewise Violation**

- **History:** Initial Firewise violation in November 2017 (\$250). Monthly fines began January 2018 (+\$1,800). Subsequent Firewise inspections passed; currently compliant.
- **Discussion:** Considered charging only the initial violation but sought appellant's input on a fair settlement.
- **Decision:** Settle at 50% of the \$2,050 total; amount due is \$1,025.
- **Payment:** Bill will call Monday to pay.

##### **Michael Lopez (Lot 235) - Current Status in Violation**

- **Status:** Initial letter dated September 23; current fines total \$565. Appellant claims missed notice due to bad email; no re-inspection requested as of February 12, 2026.
- **Policy:** Appeals are typically heard only when the homeowner is currently compliant.
- **Board actions:** Voicemail left inviting callback during session; advised to contact the office during business hours.
- **Decision:** Conditional—fines may be forgiven if he completes required work, becomes compliant, and requests re-inspection.

##### **Lisa Sedacca (Lot 422) - Construction and Landscaping Compliance**

- **Context:** Significant contractor fraud and mismanagement led to extended delays. Invoices for monthly fines were paused (fines continued accruing). Final inspection passed in October; lot cleanup complete; remaining construction materials relocated out of public view. Firewise violation previously corrected (\$100).
- **Deposits and fines:** \$500 construction deposit and \$500 landscaping deposit; additional monthly fines accrued under the revised schedule (\$250/month).
- **Discussion:** Considered asking Lisa what would be fair; Lisa requested zero payment due to circumstances beyond her control.
- **Decision:** Forfeit both \$500 deposits; waive all other accrued fines; mark case compliant and close.

#### **2. Architectural Committee and Policy Updates**

##### **Fencing Policy Enforcement**

- Observation: A public Facebook post by Leanne Elam Williams sought full-property fencing; JR responded with a referral to Mary Alice.
- Policy reminder: Full-property pipe/corral fencing is not allowed; only specific cases (e.g., garden fences) have been authorized.
- Next step: Ensure JR and the Architectural Committee reinforce policy and verify whether the poster is a community member before advising.

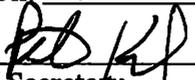
### **Process Improvements**

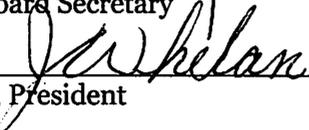
- A new form was created for Beth to organize case details; the team appreciated the clarity and requested notification of any format changes.

### **Adjournment**

- Motion to adjourn made and passed.

Board Approved On: 3-14-26

Submitted by:   
Peter Kuhl, Board Secretary

Approved:   
John Whelan, President