

Starlight Pines HOA Regular Board Meeting Minutes

Friday, February 14, 2026

Call to Order

The meeting was called to order at the Starlight Pines Community Center. Quorum was established. Wayne was absent.

Approval of Prior Minutes

Motion was made and seconded to approve the minutes from the November 2025 meeting. Vote: Approved unanimously.

Treasurer's Report

- Budget season beginning; board members requested to submit budget needs to Lori or Treasurer.
- No HOA dues increase anticipated due to positive year-to-date performance.
- Waste management costs significantly reduced from \$65,000 budget to low \$40,000s due to cardboard bin initiative.
- Foreclosure judgment of approximately \$31,000 secured; awaiting Coconino County Sheriff's sale with full recovery expected.
- CDs purchased to lock in higher interest rates.
- Proposed facility upgrades for consideration: replace community center carpet with carpet squares and repair vinyl storage.
- Motion to approve Treasurer's Report as presented. Vote: Approved unanimously.

Architectural Committee

- 18 active projects; 11 new homes under construction (several nearing completion).
- Additional approvals: 1 new garage, couple of sheds, 2 decks, 4 railings, 1 fence, 1 siding project signed off.
- Quiet period currently; significant increase in submissions expected April-May.
- Reminder: submissions must include required fees before committee review.
- Activity graph praised for visual clarity.

Greenbelt

No activity to report this month.

Firewise Program

- 191 lots passed inspection; 8 lots not passed and currently fined.
- Firewise education session planned before wildfire season.
- Spring inspection cycle expected to include lots approximately 401-612 range (to be confirmed).
- Discussion on including long-neglected, rotted "firewood" stacks in removal requirements for future meeting.

Property Rules and Dogs Off-Leash Enforcement

- County animal control and Sheriff's Office have primary enforcement authority.
- HOA crosswalk indicates CC&Rs Section 3.22 violation: \$100 initial fine; \$50 per month recurring penalty within six-month window after notice and opportunity to be heard.
- Board maintains complaint-driven enforcement posture with discretion; prefers courtesy HOA warning to owners and coordination with county.
- Bob to provide input before policy communication drafted.

Mail and Parcel Delivery Issue

- Contract USPS driver reportedly limits delivery to approximately 0.5 miles from mailbox clusters; large parcels and notices often not delivered; items returned to Flagstaff.
- Amazon last-mile practices and USPS operational gaps cause widespread parcel delivery failures.
- Board approved sending e-blast with Rep. Eli Crane office USPS complaint form to all members; also to share with neighboring associations.
- Purchasing additional parcel boxes tabled pending outcome of advocacy efforts.
- Board to investigate feasibility of Amazon Lockers and coordinate appeals to Amazon ahead of USPS contractor renewal timeline (2027).

Community Center Grounds Maintenance Plan

- Don's current volunteer capacity insufficient to maintain Community Center grounds to desired standard.
- Two contractor proposals reviewed: D'Orazio Landscaping (initial cleanup ~\$1,000; ~\$200/month for twice-monthly maintenance) and P&B/Kristin (initial cleanup ~\$1,500; ~\$300/month).

- Informal show of hands favored Dorazio proposal.
- Beth to consult Don and Dave to capture requirements and draft detailed scope of work.
- Return to contractors for revised bids aligned to scope.
- Consider initial April cleanup and begin monthly maintenance in May, subject to finalized scope and board approval at next meeting.

CC&Rs and Bylaw Modernization Discussion

- Extensive discussion on potential updates to Articles, Bylaws, and CC&Rs; primary challenge is 75% approval threshold for CC&R amendments.
- Candidate changes discussed include: election process improvements (nominating committee role, self-nomination, staggered terms vs. biannual elections, fully online elections), board size reduction, authorized signer modifications, quality-of-life provisions (trailer parking, dog runs, fences, fire tables, home-based businesses, limited RV parking), and governance refinements.
- Path forward: form working group to prioritize top 3-4 changes, draft rationales, and design member survey to gauge support.
- Consider attaching ballots or notices alongside assessment billing to maximize response rates.

Elections 2026 Preparation

- Approval of 2026 election documents postponed to next meeting for corrections and updates (alignment with electronic submission, corrected dates, consistent candidate vote counts).
- Nominating Committee for 2026 approved: Kim Traver, Linda Goodwin, and Jeana Caywood.
- Ongoing call for board volunteers; encourage new residents to participate.

Starlighters Auxiliary

- Fund balance as of January 31: \$2,436.15.
- Guest speakers from Alice's Place (domestic abuse and sexual assault support charity) thanked.
- First breakfast of the year: February 28 at 8:00 AM; bake sale upcoming.
- Officers for 2025-2026: President Kathy Carroll; Vice President Kelly Hoble; Treasurer Naima; Secretary Judy Milliken-Fernandez.
- Starlighters 2026 event calendar approved.

- Memorial Day event planning underway; vendors contact Kathy Carroll; promotion via HOA website and Olson board.

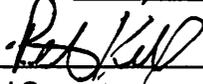
Community Announcements

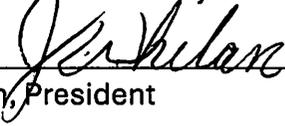
- Board maintains neutral stance on non-sanctioned July 4th parade activities on county roads; refer to fire station/church events for official programming.
- Thanks to Beth for refreshing community bulletin boards (new glass, border) and relabeling mailboxes.

Meeting Closure

Motion to adjourn passed; meeting concluded.

Board Approved On: 3/14/26

Submitted by: 
Peter Kuhl, Board Secretary

Approved: 
John Whelan, President