

Starlight Pines HOA Regular Board Meeting Minutes

March 14, 2026

Call to Order

The meeting was called to order in the morning at the Starlight Pines Community Center. Quorum was established. Two board members attended via phone.

Approval of Prior Minutes

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

Treasurer's Report

- Overall finances remain on track and consistent with prior discussions.
- Reserve planning continues through expansion of the CD ladder; additional CDs purchased during the month.
- No major budget concerns raised.
- Motion to approve Treasurer's Report as presented. Vote: Approved unanimously.

Architectural Committee

- 16 active projects as of the end of February.
- 10 new homes under construction, 1 new garage, 2 sheds, 2 decks, 1 fence.
- 1 final inspection completed; additional completions expected in March report.
- Residents reminded to submit requests through Beth and notify office when work complete for final inspection scheduling.

Greenbelt

- Don provided landscaping requirements for maintaining community center property to Beth.

Firewise Program

- Free Blue Ridge Fire District Home Ignition Zone Course scheduled for Saturday, April 4; limited to 25 seats.
- Steve to share registration details and explore inviting presenter to speak locally.
- This year's Firewise inspection area will include lots 401 through 613.

- Board plans to review neglected or rotted firewood stacks on properties due to increased fire risk.
- Additional volunteers sought for Firewise inspections.

Property Rules and Waste Management

- Dog restraint enforcement emphasized; dogs must be restrained under HOA rules and county/state requirements.
- Residents reported some owners unleash dogs in greenbelt area after leaving road.
- Board clarified it does not proactively patrol for violations but must act when formal complaints submitted.
- Recent incident involved multiple larger dogs attempting to attack smaller dog; safety risk to people and pets noted.
- Fence and property rule confusion discussed; rules appear to allow only limited fence types (horse corrals, split rail perimeter fences, garden fences).
- Board indicated it is not looking to force changes on owners who inherited earlier approvals.
- Issue reinforced broader need to revisit outdated governing documents.

Starlighters Auxiliary

- Fund balance: \$2,990.40 as of February 28.
- February breakfast served 67 attendees.
- Next breakfast scheduled for Saturday, March 28 at 8:00 a.m.; price \$7.50 per person or 2 for \$15.
- Memorial Day Boutique planning underway; outside vendor spaces and garage sale opportunities available.
- Free Fourth of July hot dog and ice cream event will not be held this year due to scheduling conflicts with other mountain events.

Community Center and Property Maintenance

- **Flooring Replacement:** Board reviewed two contractor proposals to replace carpet in meeting room and address vinyl flooring at doorway (trip hazard). Bid amounts approximately \$7,650 and \$7,831. Proposed carpet tiles allow damaged sections to be replaced individually. Discussion noted possible slab cracks, floor leveling needs, and potential water infiltration issues. Expenditure approved in principle with understanding work may be scheduled after summer season and any major overrun would require additional vote.

- **Community Center Landscape Maintenance:** Maintenance scope reviewed including trimming grasses/weeds/shrubs, spraying weeds, removing pine needles/cones, Firewise clearing, and watering as needed. Two bids discussed but no award made pending verification of proper licensing, bonding, and insurance.

CC&R and Bylaw Update Process

- Board revisited difficulty of changing CC&Rs and bylaws due to 75% owner approval threshold.
- Articles of incorporation override bylaws and currently require 75% of all owners even for bylaw amendments.
- Key governance priority identified: amending articles so bylaws can be changed through lower threshold originally intended in bylaws.
- Board may use survey to rank top priorities for possible document changes and determine what is realistically achievable.
- Community involvement necessary if any document changes are to move forward.

Elections and Administration

- 2026 election timeline and related election documents reviewed and approved.
- CPA engagement letter for association's annual financial review and tax preparation approved; same firm as last year with \$100 cost increase.
- Financial oversight includes treasurer, bookkeeper, and outside CPA firm for review and tax preparation.

Board Recruitment

- One new board candidate identified and accepted nomination: John Schell.

Meeting Closure

- Motion to adjourn passed; meeting concluded.

Board Approved On: _____

Submitted by: _____

Peter Kuhl, Board Secretary

Approved: _____

John Whelan, President