

# Starlight Pines HOA Regular Board Meeting Minutes

Saturday, April 11, 2026

## Call to Order

The meeting was called to order in the morning at the Starlight Pines Community Center. Quorum was established. Peter, Marty, and Michelle attended by phone.

## Approval of Prior Minutes

Motion was made and seconded to approve the prior meeting minutes with one correction to reflect that the 2026-2027 budget had been approved at the last meeting. Vote: Approved unanimously.

## Treasurer's Report

- Ten months into the fiscal year, a few categories were over budget, but nothing significant was reported.
- Homeowners were invited to ask follow-up budget questions after the meeting.
- Motion to accept the budget-related report as presented. Vote: Approved unanimously.

## Architectural Committee

- 25 active approved projects were open.
- 11 new homes were under construction.
- Project mix included garages, sheds, decks or railings, fences or corrals, and one other item.
- 6 new projects were added during the month, and 4 projects were completed following final inspection.

## Greenbelt

- The north end of the western greenbelt was cleared of small trees.
- Medium trees were trimmed to improve water flow within the greenbelt.

## Firewise Program

- Re-inspections continued when owners notified the team.
- 191 lots passed inspection, and 8 lots remained non-compliant and were being fined.
- Inspections are scheduled to resume in the first week of June.
- The board discussed whether enough Firewise inspectors are available for upcoming work.

## Property Rules and Compliance

- Construction debris continued to be placed in garbage cans despite repeated warnings, and the board indicated stricter enforcement going forward.
- A possible bark beetle tree was identified for reinspection, with notice to be sent if confirmed.
- Ongoing concerns were noted about dogs being walked without leashes or not being properly restrained on owners' property.

- The board clarified that unresolved violations should move to formal notice, including certified letters when needed, followed by fines under the normal violation process.
- The board also confirmed there is no grandfathering for long-standing violations once a complaint is raised and the issue is confirmed as a violation.

### **Starlighters Auxiliary**

- Fund balance as of March 31 was \$3,110.50.
- The next community breakfast is scheduled for April 25.
- Highway cleanup is planned for May 8 at 9:00 a.m., followed by a meal.
- Memorial Day activities are being planned, including vendors, food sales, and fundraising.

### **Community Support and Events**

- A fire station pancake breakfast is scheduled for May 2 at 8:00 a.m.
- CERT training is scheduled for May 12-14 at the fire station for community emergency response support.
- A public speaker event is scheduled for May 16 from 9:00 a.m. to 3:00 p.m. at the fire station, with expected topics including insurance, postal delivery, water rights, health and human services, emergency management, Forest Service operations, and Firewise information.
- The board discussed avoiding duplication between the May 16 speaker event and the usual June annual meeting programming.
- Insurance and postal delivery were identified as the two subjects of greatest community interest for possible follow-up.

### **Old Business**

- The board discussed proposed CC&R amendments to address recurring community issues and improve the chances of successful member approval.
- Priority topics included lowering the current 75% amendment threshold, allowing formal dog runs, revising fence rules, enabling fully electronic voting, changing board terms from one year to two years with staggered terms, and reviewing construction deposit amounts.
- The board discussed surveying the community first to identify which proposed changes have the broadest support before putting final items to a formal vote.

### **Landscaping Maintenance Contractor**

- Two proposals were reviewed for HOA common-area maintenance: P&B Family Tree Services and Brandon Dorazio.
- P&B proposed an initial cleanup of about \$1,960 and ongoing service at \$360 per month.
- Brandon Dorazio proposed \$1,000 annually plus \$250 per month for six months during the active cleanup season.
- The board selected Brandon Dorazio based on lower cost, seasonal alignment, and familiarity with HOA operations.

### **Reserve Analysis**

- The board reviewed an updated reserve analysis, noting the last comparable study was completed in 2010.
- The analysis addressed common assets, useful life, replacement cost, and reserve funding gaps.

- The board discussed the role of reserves in reducing future special assessments and in planning for legal, financial, and catastrophic risks.
- The current budget includes a transfer of \$36,150 to replacement reserves, with possible additional year-end contributions.
- The board approved the reserve analysis and the related reserve and non-reserve item schedule.

**Meeting Closure**

- No further business was brought before the board.
- Motion to adjourn passed; meeting concluded.

Board Approved On: \_\_\_\_\_

Submitted by: \_\_\_\_\_  
Peter Kuhl, Board Secretary

Approved: \_\_\_\_\_  
John Whelan, President