

Starlight Pines HOA Regular Board Meeting Minutes

Saturday, May 9, 2026

Call to Order

The meeting was called to order in the morning at the Starlight Pines Community Center. Quorum was established. Wayne, Carol, John, and Marty were present; Peter, Steve, and Michelle attended by phone.

Approval of Prior Minutes

Motion was made and seconded to approve the minutes from the April 11 meeting. Vote: Approved unanimously.

Treasurer's Report

- The fiscal year ends May 31.
- Annual assessment is \$350 per lot, with total invoiced assessments of approximately \$214,200.
- \$900 was recorded as member prepayments for three lots and will be recognized as income in June.
- Most prior-year assessments have been collected, with ongoing collections continuing.
- Regular expenses include collections services, community maintenance, and compactor-related maintenance.
- \$8,000 was transferred from reserves for the flooring replacement project, with labor and materials recorded as expense.
- Accounts receivable are about \$85,000.
- A foreclosure judgment of \$31,886 is pending sheriff's sale, with recovery expected upon sale.
- Motion to approve Treasurer's Report as presented. Vote: Approved unanimously.

Architectural Committee

- 11 new homes are under construction.

- Current projects include 4 garages, 1 roof, 3 sheds, 3 decks or railings, 2 siding projects, and 1 driveway.
- No fence projects were active this month, though additional fence requests are expected next month.
- 4 new projects were opened and 3 projects were completed.

Greenbelt

- Bushes were trimmed and the front of the community center was cleaned.
- Trees were limbed and two trailer loads of cuttings were removed from the north end of the Western Greenbelt.

Firewise Program

- 191 lots have passed inspection, and 8 lots remain non-compliant and are being fined.
- Re-inspections continue when owners notify the team.
- Inspections are scheduled to begin the first week of June.
- A Firewise team meeting is scheduled for the following Saturday at 9:00 a.m. at the Community Center.
- Additional volunteers are needed because some prior team members are unavailable this year.

Property Rules and Waste Management

- Pine needles continue to be improperly placed in the trash compactor, including in dark bags.
- The board stated that violators identified on camera will have their fobs deactivated, receive a notice of violation, and be required to pay a fee for reactivation.
- Several bark beetle or dead tree areas were identified and marked with ribbon.
- Owners will be notified to remove affected trees.
- Overall community compliance was described as generally good.

Starlighters Auxiliary

- Fund balance as of April 3 was \$3,749.
- The Memorial Day bazaar is underway, with indoor space full, additional outside vendors, food trucks, bake sale items, and merchandise planned.
- A recent cleanup effort filled about 10 large bags of litter and extended nearly to the fire department.
- Aluminum can recycling improved after added signage, with January-April revenue increasing from \$67.25 last year to \$114 this year.

Community Center Flooring

- The new carpeting and flooring received positive feedback from attendees.
- Additional labor was required to correct slab and concrete issues discovered during the flooring work.
- Laminate used to address trip hazards was repurposed, and carpeting was extended to the door thresholds.
- A clear runner is planned for the coffee area, and extra carpet was retained for future spot repairs.

Vendor Contracts

- The board reviewed vendor renewals for community center cleaning, trash compactor area service, perimeter fence maintenance, and snow blowing.
- Motion was made and seconded to approve the vendor contracts as presented. Vote: Approved unanimously.

Annual Meeting Planning

- The annual meeting is scheduled for June 13.
- The board discussed limiting outside speakers to avoid duplicating the separate May community event featuring many of the same presenters.
- Firewise participation may still be included at the annual meeting for certification purposes, and a resident deputy or wildlife speaker may also be considered.

- The board approved serving food or brunch at the annual meeting, with timing and details to be finalized.

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