

Starlight Pines HOA Regular Board Meeting Minutes

Saturday, August 8, 2026

Call to Order

The meeting was called to order in the morning at the Starlight Pines Community Center. The meeting opened with a prayer and the Pledge of Allegiance. A quorum was present, with four board members attending in person and Ted participating by telephone.

Approval of Prior Minutes

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

Treasurer's Report

- The Association reported \$223,558.60 in revenue during the first two months of the fiscal year, primarily from assessment collections.
- Seven of 612 lots remained unpaid for current assessments. Outstanding current assessments totaled approximately \$7,990, including annual and semiannual payers.
- The Vanguard account earned approximately \$955 in interest at a reported rate of 3.613%. The Association purchased five CDs as part of a ladder portfolio to preserve higher interest rates and provide funds as needed throughout the year.
- Current liabilities totaled approximately \$22,653, including about \$13,000 in refundable construction deposits.
- Delinquent assessments from prior years totaled about \$2,800. CC&R violation fines totaled approximately \$60,000, largely related to a foreclosed property.
- Lot 248 on Roundup Lane was purchased by the Association at the May 26 sheriff's sale. The statutory redemption period ends November 26, after which the Association may obtain title and market the vacant lot for sale.
- Motion to approve Treasurer's Report as presented. Vote: Approved unanimously.

Architectural Committee

- The committee reported six new projects and nine projects completed with final inspections during July.
- Active projects included 9 new homes, 2 garages, 2 roofs, 4 sheds, 4 decks or railings, 1 fence or corral, 2 painting projects, 4 driveways, and miscellaneous requests including a flagpole.
- The committee continues to issue timeframe advisories every two months to remind owners of completion deadlines and encourage timely extension requests and final inspections.

Greenbelt

- No report was presented.

Firewise Program

- The Firewise report was included in the meeting packet; no additional oral report was given.

Property Rules

- A property owner with two backyard fire pits had not completed the required Firewise work after receiving notice. The Association will begin fines if the violation is not corrected.
- The board also discussed a motorhome being offered for sale within the community and stated that the matter would be addressed.
- Continued concerns were raised about the increasing number of motorhomes, enclosed utility trailers, and large horse trailers stored on lots.
- The board stated that current restrictions need to be enforced fairly and consistently. Members were invited to offer input on possible notice and enforcement approaches before the next summer season.

Starlighters Auxiliary

- The Starlighters reported a year-to-date balance of \$8,603.04.
- The July breakfast, merchandise sales, and bake sale generated approximately \$1,800 before costs. Attendance was lower than the prior year.
- The next breakfast is scheduled for August 22 and will feature French toast casserole, sausage, and fruit.

- Starlighters purchased a can crusher to improve aluminum-can recycling proceeds. Volunteers continue to sort, crush, and transport cans to Flagstaff, with proceeds supporting community charities.
- Highway cleanup is scheduled for September 11 at 9:00 a.m., followed by a potluck. A brief 9/11 observance is planned at the flagpole at 8:36 a.m.

Community Comments

- A resident asked whether Firewise requirements are readily available. The board stated that inspection forms contain detailed requirements and that Firewise guidelines are planned for inclusion in the October newsletter.
- A resident raised a question about whether oak shoots within the 30-foot defensible-space area are allowed and requested clarification of inspection standards.
- The community was advised that potential fire-board candidates will speak during the August 22 Starlighters breakfast.
- A resident encouraged the Association to consider a more substantial community recognition of the 25th anniversary of the September 11 attacks.

Insurance Renewal

- The board reviewed renewal proposals for directors and officers liability insurance and crime coverage from Berkley, Great American, and CNA.
- The board determined that CNA's premium was substantially higher than the other proposals. The discussion focused on Berkley and Great American, including ratings, liability limits, deductibles, legal-defense coverage, employment-practices coverage, and crime coverage.
- The board approved placing directors and officers liability coverage with Great American, without the additional \$2 million employment-practices limit.
- The board also agreed that crime coverage should be increased to \$400,000, subject to obtaining and approving the necessary updated coverage proposal.
- Motion to transfer the Association's directors and officers liability coverage to Great American, without the additional employment-practices limit, and to pursue \$400,000 in crime coverage. Vote: Approved unanimously.

Executive Session Actions

- The board approved the July 11 executive-session minutes.
- The board approved fine forgiveness for Lots 287 and 376, as discussed in executive session.
- Motion passed unanimously.

Meeting Closure

- The meeting concluded following the report of executive-session actions.

Board Approved On: 9/12/26

Submitted by: PB KP
Peter Kuhl, Board Secretary

Approved: J Whelan
John Whelan, President