

Starlight Pines HOA Regular Board Meeting Minutes

Saturday, July 11, 2026

Call to Order

The meeting was called to order in the morning at the Starlight Pines Community Center. The Pledge of Allegiance was recited, and the board proceeded with the regular meeting agenda.

Approval of Prior Minutes

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

Treasurer's Report

- June expenses totaled about \$20,000.
- The remaining budget balance was reported at approximately \$186,000.
- Reserve funds and certificates of deposit totaled about \$104,000.
- Interest earnings were reported at 3.58%.
- Motion to approve Treasurer's Report as presented. Vote: Approved unanimously.

Architectural Committee

- Committee activity remained high, with 9 homes under construction during May and June.
- Additional projects included 4 new garages, 1 new roof, 5 sheds, 3 decks with railings, 1 fence, 1 siding project, 2 driveways, and 3 miscellaneous requests.
- Several homeowners completed driveway work without submitting required approval forms.
- A new timeframe advisory form was introduced to notify owners when project deadlines are approaching and to help them request extensions before fines are imposed.

Greenbelt

- No report was presented.

Firewise Program

- 191 lots had passed inspection.
- Residents were recognized for strong participation and ongoing cleanup efforts.
- Additional volunteers are being sought for next year to reduce the workload on current inspection teams.

Property Rules and Waste Management

- Discussion continued regarding RVs parked on lots for short-term family visits, with possible limits such as advance permission, time restrictions, and requiring the property owner to be present.
- No rule change was adopted; members were asked to bring proposed conditions for further discussion at the next meeting.
- The board stated that current RV and trailer restrictions still need to be enforced consistently.
- Concerns were also raised about horse trailers, enclosed trailers, and outdated rules that may need future amendment.
- Dumpster and compactor misuse remained an issue, including overfilled containers and improper disposal of liquids and other waste.
- Cameras, signage, and stronger enforcement were discussed as possible responses to recurring trash violations.

Starlighters Auxiliary

- Reported fund balance was about \$6,400.41.
- Recent fundraising income was reported at \$3,948.41.
- Ongoing improvement projects at the facility were discussed.

Community Issues and Rule Updates

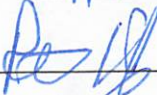
- Residents raised concerns about ATV and motorcycle activity on community roads, including unsafe and unlawful operation.
- The board discussed requesting stronger enforcement from the Coconino County Sheriff's Office and encouraged residents to report violations safely.

- Community members also discussed the difficulty of updating outdated HOA rules because amendments currently require approval from 75% of all property owners.
- Examples discussed included dog enclosure restrictions, truck size limits, enclosed trailer restrictions, and propane fire table rules.
- The board indicated it wants to pursue ballot changes and broader rule updates before year-end.

Meeting Closure

- Community comments also included concerns about illegal dumping, manure disposal near forest areas, and ongoing property compliance issues.
- Motion to adjourn passed; meeting concluded.

Board Approved On: 9/12/26

Submitted by: 

Peter Kuhl, Board Secretary

Approved: 

John Whelan, President