

Starlight Pines HOA
Annual Member Meeting Minutes
June 15, 2026

Call to Order

The annual member meeting was called to order at the Starlight Pines Community Center.

President's Report

- **Volunteer Needs:** The board reported that the HOA remains fully self-managed by volunteers and needs additional help for the Architectural Committee, Property Rules Committee, Firewise inspections, greenbelt work, election support, and general community outreach.
- **Financial Status:** The president stated that the HOA is financially stable, with sufficient funds and reserves to help avoid special assessments for unexpected major expenses such as roofing or trash compactor replacement.
- **CC&R Amendments:** The board said the current requirement to amend the CC&Rs is approval from 75% of all lots, which has made changes very difficult. The board plans to pursue a ballot process focused first on lowering that amendment threshold.
- **Proposed Future Changes:** Possible amendment topics discussed included staggered board terms, allowing regulated dog runs, and permitting propane fire tables or fire pits under defined restrictions.
- **Rules Enforcement:** The president emphasized that rules should be enforced fairly and equitably, while also being handled with grace.

Financial Report

- **Treasurer's Report:** No treasurer's report was presented because the treasurer and bookkeeper were not present.
- **General Financial Position:** Members were told the HOA remains solvent and financially stable.

Starlighters (Social Committee) Report

- **Balance:** The reported balance as of May 31 was approximately \$6,441.

- **Memorial Day Event:** The Memorial Day event generated \$5,017.68, and the boutique and food service were reported as successful.
- **Community Service:** The May 8 highway cleanup drew 17 volunteers and collected 11 large trash bags. The June 5 blood drive resulted in 32 successful donors.
- **Recycling:** Aluminum can recycling has increased significantly, generating more than \$148 so far this year.
- **Upcoming Events:** The Starlighters announced lunch service at the annual meeting, a June 27 breakfast, and July 4 merchandise sales at the fire department.

Community Comments and Discussion

- **Voting Participation:** Members discussed the very low ballot return rate and the need for stronger communication so owners understand the importance of voting. Suggestions included neighborhood ballot-chasing, linking outreach to dues notices, and collecting ballots at major holiday events.
- **Electronic Voting:** Members asked about electronic voting, but the board explained that the current CC&Rs require mailed ballots and that legal guidance limits fully electronic voting unless the governing documents are changed.
- **Dog Issues:** Members raised concerns about loose dogs in the community and supported clearer, more practical rules for dog containment. The board said complaints must be reported to the office for enforcement action and discussed the idea of formally allowing regulated dog runs rather than relying on garden fence applications.
- **Owner Records and Notices:** Some members reported missing ballots or incomplete owner records. The board responded that owners should confirm their contact information with the office manager so records can be corrected.
- **Voting Rights by Lot:** The board confirmed that each lot carries one vote, including vacant lots, and that owners with multiple lots may cast one vote per lot.

Adjournment

A motion to adjourn was made and approved by the membership. The meeting was adjourned.

Submitted by:

Peter Kuhl, Board Secretary

Approved by:

John Whalen, President