Starlight Pines HOA Regular Board Meeting Minutes

Saturday, October 10, 2026

Call to Order

The meeting was called to order following an opening prayer and the Pledge of Allegiance. A quorum was confirmed. Steve was absent and could not be reached by phone.

Approval of Prior Minutes

Motion was made and seconded to approve the September 12 regular-session and executive-session minutes. Vote: Approved unanimously.

Treasurer's Report

- Expenses were generally tracking budget, with variances attributed to seasonal timing.
- The previously approved mailbox purchase and installation were completed. The mailbox price increased slightly above the amount originally approved.
- Volunteers were thanked for assisting with installation.
- Motion to accept Treasurer's Report as presented was made and seconded. Vote: Approved unanimously.

Architectural Committee

- The committee reported 28 active projects and 9 projects completed and finalized.
- Two additional final inspections were completed over the weekend, with those projects expected to close next month.
- Timeframe advisories will be emailed at month-end to remind owners of project completion deadlines.
- Owners were asked to notify Beth when projects are ready for final inspection. The committee aims to close as many projects as possible by year-end.

Greenbelt

- Dead and downed material was collected from the crosscut greenbelt and removed. Buddy Packer was thanked for assisting.

Firewise Program

- The committee continued reinspections following owner cleanup work.
- Three lots from the 2025 inspection cycle remained out of compliance and were being fined.
- Twelve lots failed the 2026 inspections. Fines were expected to begin October 20.

Property Rules and Waste Management

- No significant property-rule issues were reported during the prior month.
- Residents discussed RV parking permits, horse-trailer capacity and living quarters, and restrictions on trucks larger than three-quarter ton.
- A resident reported that county zoning prohibits sleeping in campers in the subdivision; short-term parking under the existing four-day permit process was distinguished from overnight occupancy.
- The board stated that it follows up on complaints rather than actively seeking violations. Residents cautioned against treating ordinary gooseneck or tack-storage areas as living quarters.
- No changes to RV, trailer, or truck restrictions were adopted.

Starlighters Auxiliary

- The September 30 fund balance was $11,059.37.
- Bumper stickers will continue to be offered. A bulk purchase will cost $693.50; packs of two will sell for $7.
- The Tucker Community Breakfast served 80 breakfasts.
- The October 24 breakfast will include a breakfast feast, bake sale, and merchandise sales.
- Volunteers will assemble hygiene kits for the Salvation Army in Flagstaff at the Troth Community Center on October 28 at 10:00 AM.
- Starlighters plan to allocate funds to local charities at the November 14 HOA meeting.

Community Issues and Rule Updates

- The chair proposed small community committees working with board members over the winter to draft individual CC&R amendments. Topics included propane fire tables, RVs, fencing and dog runs, horse trailers, truck sizes, and the amendment voting threshold.

- The chair suggested mailing ballots separately but at the same time as annual assessments and keeping voting open until sufficient votes are received. Resolving the matter by the end of the next calendar year was expressed as a goal, not an adopted commitment.

- Residents discussed whether to address the amendment threshold first or alongside other changes. No approach or CC&R amendment was approved.

- The board explained that all lot owners have the same voting rights, regardless of improvements or residency, with one vote per lot and trustees voting for trust-held properties.

- Discussion addressed enforcement discretion, the risk of owner lawsuits, and the need for fair and consistent enforcement. No new non-enforcement policy was adopted.

- Residents raised speeding concerns on Horseshoe and Apache. A county engineering study was reported as unavailable until next summer at the earliest. Radar speed-display signs were discussed; no traffic-control action was approved.

- Residents reported no-hunting, no-trapping, and no-shooting signs at all six subdivision entrances. The chair stated that hunting enforcement falls under Game and Fish jurisdiction rather than the HOA.

- A resident's water-pressure concern was referred to the water improvement district/Mike Warren as outside HOA responsibility.

- Beth would like to share her position beginning March 1. Residents were asked to identify interested full-time community residents available two to three days per week.

- Lisa Markley volunteered to organize a playground or community-space proposal. Discussion covered safety, liability, maintenance, supervision, site selection, and restricting access to members and families. No project was approved.

Meeting Closure

- Oktoberfest was announced as moved to noon.

- Motion to adjourn was made and seconded. Vote: Approved; meeting concluded.

Board Approved On: 11-14-26

Submitted by: _____

Board Secretary

Approved: _____

John Whelan, President