Starlight Pines HOA Regular Board Meeting Minutes
Saturday, September 12, 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 a quorum was confirmed. Carol and Lori were absent; Ted, Marty, and John participated by phone. Motion to open the meeting was made, seconded, and approved.

Approval of Prior Minutes

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

Treasurer's Report

- The board reported that association finances were in order.
- Motion to approve Treasurer's Report as presented. Vote: Approved unanimously.

Architectural Committee

- The committee reported 31 active projects.
- Active projects included 8 new homes under construction, 3 new garages, 2 new roofs, 2 sheds, 3 decks and railings, 2 fences, 6 side or exterior paint projects, 3 driveways, and 2 miscellaneous projects.
- One project was retired.

Greenbelt

- In the cross-cut greenbelt, branches were trimmed for ground clearance and small dead trees were cut down.
- The next step is removal of dead and downed material.

Firewise Program

- 173 lots had passed inspection.

- 36 lots had failed reinspection and were given until September 19 to correct the identified deficiencies.

Property Rules and Waste Management

- The board reported continuing problems with cardboard, pine needles, and other prohibited materials being placed in the compactor.
- Fob records and cameras can identify the lot using the compactor when violations occur.
- The board stated that continued violations may result in fines and deactivation of the lot's compactor fob.
- Residents were reminded to use the designated cardboard area. Residents with a sufficient quantity of cardboard may obtain a key from Beth to access the locked cardboard area.
- The compactor cost the association more than $12,000 during the prior fiscal year. Improper materials can require earlier dumping and cause repairs, increasing costs to the association.
- The board noted that the association owns, maintains, and repairs the compactors. A company is expected to paint the sides and tops of the compactors.

Starlighters Auxiliary

- The August 31 fund balance was $6,244.09.
- Aluminum-can proceeds have doubled through coordination with Sheila and Craig Jensen, who transport crushed cans to Flagstaff monthly.
- Labor Day merchandise net income was $673.25 higher than the prior year, with net sales of $4,036.03.
- Starlighters may prepare additional hygiene kits for the Salvation Army in Flagstaff in November and is researching the Joe Hammer Scholarship Fund as a possible new charity.
- A new coffee pot was purchased. Seventy breakfasts were served in August.
- A September bake sale was confirmed. Merchandise availability depends on volunteer participation; merchandise is expected to be available at the October sale.

- The next Starlighters breakfast is October 26 and will include scrambled eggs, ham-and-cheddar brunch buns, hash browns, fruit, and juice.

- The September 11 tribute was well attended by community members and firefighters. Fourteen volunteers participated in highway cleanup, and the fire department is assisting with traffic safety during cleanup activities.

Community Issues and Rule Updates

- Veterans Day programming at Blue Ridge Community Church was announced for November 11. Veterans will have an opportunity to record videos describing their service, and residents may bring tattered flags for proper disposal with the fire department present.

- The board reported that no new propane-company offer had been received by the association. A resident reported recently receiving propane from Farrell Gas at approximately $1.76 per gallon. The board noted that prior community pricing arrangements were agreements rather than binding contracts and agreed to contact propane companies about similar pricing.

- The board discussed future mailbox capacity. Existing concrete space can accommodate the approved mailbox purchase and has room for eight additional personal-mailbox units, but no additional parcel lockers.

- A master plan has been requested for potential future mailbox capacity in a second area, including the 90-foot greenbelt.

Meeting Closure

- The board reported that property and liability insurance had been renewed with a different carrier after review of the available options. The change was described as advantageous to the association.

- The board approved spending $13,215.81 for two 16A-size mailbox units with two parcel boxes each and three four-compartment parcel lockers. The purchase will add 32 homeowner mailboxes and additional parcel-locker capacity. Vote: Approved unanimously.

- Motion to approve fine forgiveness for Lots 578 and 438, as discussed in executive session, was made, seconded, and approved.

- Motion to adjourn passed; meeting concluded.

Board Approved On: 10-10-26

Submitted by: _____

Peter Kuhl, Board Secretary

Approved: _____

John Whelan, President