

## **2018 Starlight Pines Ranchettes HOA's Annual Meeting**

### **Meeting Called to Order**

The Annual Meeting was called to order by John Ritter, September 22, 2018 at 10:06 a.m. There were thirty-four in attendance representing twenty- one lots. All Board members were in attendance as well as Greg Azbell and Kathy Ritter from the ARC.

### **Reading and Approval of Last Year's Minutes**

Las year's minutes were read by Jeannie Greiner. Beth Wise made a motion to approve the minutes and John Ritter seconded this motion. Minutes passed with all in favor.

### **Burning Rule Review**

John Ritter reviewed the rules for burning slash at Starlight Pine Ranchettes:

The HOA must be advised beforehand as well as the fire department and Forest Service. There must be a minimum snow level of 2 to 4 inches. Fire must be in attendance and ready to be extinguished. NO burning is allowed on windy days and no fires allowed less that fifty feet from propane or fuel tank. Piles may not be larger than 4 feet in diameter and four feet high. John suggested placing a plastic tarp over the piles to be burned until all above circumstances are in place.

Motion to approve burning rule was made by Beth Wise and John Ritter seconded the motion. Motion over Burning Rules was passed with all in favor.

### **Financial Report**

Beth Wise read her report. Beth stated that annual dues are \$25,000 and the hydrant installation will cost about \$18,500 with an existing balance of \$46,000 now in the bank. A s of September 22,

2018 we have current assets of \$138,248.29. We received as a donation seven hydrants to be installed at the end of each cul-de-sac through the generosity of homeowners Marlowe and Mary Synder. These hydrants will be installed at the end of October. John mentioned that the need for hydrants was realized during our Tinder Fire, when the hydrants were too far from the cul-de-sacs to supply water.

There were no questions nor concerns. John made the motion to pass this financial report and Jeannie Greiner seconded. This motion passed.

### **ARC Report**

Greg reported on the permitted new construction of Lots 8 and 93.

Beth Wise made motion to approve ARC report and John Ritter seconded this motion. Motion passed.

### **Gate Report**

John Reported that this year our gate has taken very little effort. It survived various lightning storms and all the road traffic during the fire. John mentioned that our gate had been running slower than normal which indicates the need for a new battery. Beth made the motion and Jeannie seconded this motion. This motion passed.

### **Road Maintenance**

Greg reported that as a result of the Tinder Fire, we lost four cabins in our subdivision.

We will need to purchase gravel about 250-300 tons of gravel. When we get snow and actually do some snow plowing it may cut back on the gravel we can afford. Moqui Drive was the most impacted during the fire due to the heavy

trucks operating here. We have opened the bidding to road maintenance and only one contractor responded this year.

### **Snow Report**

Beth Wise announced that the big GMC Plowing Truck has been given to a friend in Colorado. The other truck is ready and waiting for snow. Beth Wise made the motion and John Ritter seconded to accept Road Maintenance report and motion passed

### **Old Business**

Street Stop signs and Slow speed signs have been installed. We continue to change the gate codes twice a year and this has reduced speeding on our subdivision's roads.

### **Status of Subdivision**

After the Tinder Fire, Patrick Rapport provided grant ideas for obtaining funds to help in the expense of removal of bark beetle.

Steve McKelvey will come to walk your property free of charge to determine if trees are diseased and need to be cut down and removed. Many homes need to clear dead and down damaged trees from their lots.

We were very fortunate to have had so many fire fighting divisions from all over the country helping with the Tinder Fire. We had USFS Hot shots, and fire fighters from Mt Lemon, Holbrook, New Mexico to name a few. There were fire fighters at each of our ridges to protect each and every one of our properties. Sadly, four homes were lost but it could have been so much worse. Investigations are ongoing as to who started this fire but no information is available as the investigation continues.



## **Water Company**

Starlight Water Company is being sold as the owners are retiring. All the HOA's are looking to create a water district which would buy and own this water company. If a corporation were to purchase this company our water prices would rise significantly. If the water district purchases this water company they would retain lower prices and similar services. HOA leadership is meeting with WIFA to learn more about this purchase. The asking price is \$2.7 million. Rates will have to go up about \$10.00 a lot if the purchase goes through. This purchase would take place between three months to a year from now. A Water District board would need to be created with appointments of one to first three years with terms for the members after that an election would have to occur.

## **New Business**

Interest in a bulleting board near the mailboxes will be re-visited. The old bulletin board was taken down to make room for new mailboxes.

Cows were roaming in our area from Bar T Bar. Cowboys came and ran out the cows. A down tree broke part of the fence and if anyone notices near the boundaries down trees please let John Ritter know.

A reminder of being vigilant and checking on suspicious activity for ourselves and neighbors. We had a break-in and we just need to be observant.

When there are people trying to get into our gate and you drive by you can either ask them if you can help them to determine their intent or wait in the road, until the gate closes blocking entrance as suggested by Kathy Ritter and Beth Wise.

The resurfacing cost of about \$175,000 annually. This would require six times the HOA dues we currently pay!

Please keep our HOA notified of any changes in email or addresses. We keep all information CONFIDENTIAL.

Tinder Fire's Disaster Recovery Team from Coconino National Forestry applying for a FEMA grant to trim near Highway 87 and around our subdivision. The Grant process has just begun.

## **Rentals/Leases**

Rentals in Starlight Pines Ranchettes shall not be less than thirty-day rentals. A copy of the signed thirty-day lease must be submitted in order for a special gate code to be provided.

## **Building Permits**

Coconino County has stopped issuing building permits based on the HOA approval. However, construction plans must be submitted to the HOA Architectural Committee before construction gets underway. If you do build without the Architectural Committee approval you will be fined: \$500, then \$1,000 and finally \$1,500 if you do not meet this requirement.

## **Need for a Generator**

Because we have no generator in our well house from Starlight Water company, we are dependent on Pine Canyon and the valve system between our subdivisions should our well encounter problems. If we purchase the water company then we are pushing for a working generator. Generators cost about \$10,000. Until that time, we'll continue to actively look into the generator challenge and will try to get this done as we can.

## **Bark Beetle**

Steve McKelvey arrived and spoke with us on the importance of checking and taking care of weakened trees that attract the notorious bark beetle. He offered his free service to come and check on possible infestations. He can check out your trees if the crowns of the trees turn pale green to yellow, if saw dust is visible at the base and trees are weakened. This is a free service he provides.

Steve also mentioned that there are available grants for 501-C non-profits for thinning of trees.

Trees downed from the Tinder Fire are the property owners' responsibility to have removed. These down trees attract Bark Beetle and must be removed.

## **One More Piece of Business**

John Ritter's term is up for election this year. No other candidates submitted their names so John Ritter was the only candidate and by a show of hands was re-elected unanimously. Beth wise made the motion to retain John Ritter as president. Jeannie Greiner seconded this motion and John Ritter was elected to serve another term as our president!

Our meeting was adjourned at 11:50 a.m.

Respectfully submitted,

Jeannie Greiner