

2019 Starlight Pines Ranchettes HOA's Annual Meeting

Meeting Called to Order

The Meeting was called to order by John Ritter, September 15, 2019 10:15 a.m. There were thirty-four persons in attendance representing twenty-seven lots. One committee member was absent, Greg Azbell. In attendance were John Ritter, Beth Wise, Jeannie Greiner and Kathy Ritter from the ARC. Board members introduced themselves and John mentioned that Jeannie Greiner was up for reelection this year. The owners in attendance then introduced themselves.

Reading and Approval of Last Year's Minutes

Last year's minutes were read by Jeannie Greiner.

Some questions were raised about the minutes:

John Ritter clarified that the FEMA grant was to trim along both sides of 87 and outside our fence line. We were turned down for the grant but ADOT said that we are on their clean up plan as they are working five miles at a time from Lake Mary Road.

A question was asked about the generator:

The generator is to enable the water pumps to operate when the APS power supply goes down. Starlight Pines Ranchettes is the only subdivision that does not have a generator in their well house. We are holding off buying one until a water district is created as we believe that WIFA will give the Water District grant money to purchase a generator. If a Water District is not created we will pursue a new generator with the new water company. During the Tinder Fire, we ran out of water because Pine Canyon's generator, which is our backup water supply failed and Starlight Pines Ranchettes ran out of water at a crucial time.

Jeannie made a motion and John seconded it to accept the minutes. This motion passed.

Burning Rule Annual Report

Burning Rules same as always: snow must be on the ground and other details as explained in the rule. Contact one of the board members and Fire Department prior to burning. John made a motion to allow burning to take place from November 1 thru to March 31st. Beth seconded this motion. The fire burning motion was approved with the aforementioned caveat.

Financial Report

Beth provided all the HOA owners in attendance a copy of last year's 2018 and this year's financial report to March of this year, 2019.

Profit & Loss Statements for 2018 & 2019 to date were presented to give a clear picture of recent expenditures. The majority of the HOA Annual Dues are received from Sept through March, which somewhat skews the Revenue side.

Beth printed reports showing how the money is spent on the larger expenditures. Beth was happy to report that as of today's meeting there are no dues in arrears nor any liens on properties in our subdivision. Beth reported that our

CD has \$77,599 and this amount is fixed except for any interest until it is redeemed. Our checking account has \$41,382 and our Construction Loans has \$2,000 matching the four properties currently being built. John motioned and Jeannie seconded this motion. The financial report motion was approved.

ARC Report

Greg's report was given by Beth and John. There are four projects currently open, with additional future homes in the permit process. John made the motion to pass this ARC report. Jeannie seconded and this motion passed.

Gate Report

The gate is still working and is running slow because it is running on the battery system. Batteries were replaced last year. Gate codes change Oct 1. Jeannie made the motion to accept the gate report. John seconded. The gate report's motion passed.

Road Maintenance Report

John gave the road report. Road grading and gravel spreading will begin Monday Sept 23, and take about a week. An estimated 250 and 300 tons of gravel will be spread.

Forest Service notified the Ranchettes of an evasive species of Knapweed has spread through our subdivision and should be addressed before getting out of control. John applied for a grant to control and will testify before a county committee to get the funding to spray herbicide along our roads next year. Property owners can pull the weeds and get to the roots, then spray with a pre-emergent. There is a photo of the Knapweed on the Ranchettes website. John made a motion to accept the road report, Beth seconded and this motion passed.

Snow Report

No snow no report. John reported having over 100 inches of snow last year. John motioned and Jeannie seconded this Snow Report motion passed.

Old Business

No old business

Status of our Subdivision

Starlight Pines Ranchettes Accomplishments: Five year Review, 2015 – 2019, were reviewed, and attached as part of agenda.

Status of the Web Site

A new website was created to post community news (i.e. Fires, Water District, weed invasion and any new information). The web site is: Starlightpinesranchettes.org.

The minutes will be posted on the website as a Draft until we have approved them, and posted on the website. Jeannie made the motion and Beth seconded the report on the status of the web site has passed.

Status on the Water District

This process has been going on for well over a year. Almost 667 petitions have been received. If anyone who sent in a petition does not want to be in the water district they should notify John directly. If no petition was received, those lots will not be in the Water District. There will be no difference being in district or out for water service or rates. If not in the district you will not be able to vote for the water district board. If an individual wishes to join the Water District later, there will be a fee to do so for the costs of amending the District Map and submitting to the County for re-approval. Once the Water District Map is completed the petitions and map will be provided to the County for review. If the Board of Supervisors approves we will become a Water District. Bryan Graham and Robert Campos asked about how the value of Starlight Water has been established, Robert also provided a letter with his viewpoints on the water district. *Please see attached.* John explained that we have had several independent people review the books looking for abnormalities and none have been found.

A number of water district questions were asked.

There is more information posted on the Blue Ridge Water District website
BRWID.ORG

Beth made the motion, John seconded and the status on the water district motion passed.

Floor open to New Business

Beth explained that we can pay dues through Zelle. This is a service provided through your banking website. Dues go to SPRHOA7@gmail.com.

Dues notice reminders will be sent out separately in November to each homeowner.

Future SPR HOA meeting will be the fourth Saturday of July 2020.

Starlight Pines Ranchettes has filed a lawsuit to get a Judgment as to the legality of our SPR HOA Rules regarding renters and short-term rentals.

John is in the process of updating HOA CC&R's. It takes 75% of the lot owners to pass.

Elections

Tom Shannon and Jeannie Greiner volunteered to run for VP/Secretary position in Starlight Pines Ranchettes. It is the first time there have been two persons running for a position on this board in a long time. Both candidates wrote their bios and the bios were published in our new website. The candidates were asked three identical questions during the meeting:

Open questions for Jeannie and Tom

1. Why do you want to be on the board?

Jeannie: I want to help our current board continue in their direction of helping the community.

Tom: When I retire and live here full time my experience with various non-profit groups will help guide the board.

2. What makes you a good board member?

Jeannie: I have experience working on the current board. I have worked on 2 other HOA boards. I believe the board is important in maintaining our community.

Tom: I listen well communicating with both sides of an issue. I have experience in dealing with the government.

3. What changes/improvements would you like to see during your time on the board?

Jeannie: I would like to see us come together and follow the rules we all agreed to. I would like to get along better with the county.

Tom: I would try to live by the spirit of the rules and change the rules if needed so they can be enforced. The rules are there for a reason so we all need to abide by them.

Results:

Tom received 19 votes

Jeannie received 22 votes

Jeannie has been elected for three years as Starlight Pines Ranchettes' VP/Secretary.

Meeting adjourned at 12:14
Minutes respectfully submitted,

Jeannie Greiner