

2020 Minutes of Starlight Pines Ranchettes HOA

Our annual HOA meeting for Starlight Pines Ranchettes was held on July 18, 2020. Our meeting was tele-conferenced with homeowners and property owners calling in due to the closure of Starlight Pines Community Center in prevention of the coronavirus.

Meeting Called To Order

Our meeting was called to order at 12:40 pm, each property and homeowner provided their name and Lot number with a total of thirty- five property members in attendance. All board members were present.

Reading of Last Year's Minutes

The minutes were added to our web site and because of our teleconferencing all members were previously able to read last year's minutes, so the minutes were not read and a motion was made to pass the minutes.

A motion was made to approve last year's minutes and was approved.

Burning Rule Annual Rule

John Ritter stated the dates for burning would be changed. These date changes begin on December 1,2020 and will end on March 31,2021.

A motion was made to approve the burning rule and was approved.

Financial Report

Beth Wise presented our financial report on Profit and Loss for 2019 / 2020 The SPR Reserve fund balance is \$78,028 and checking account is \$12,205.

A discussion ensued relative to the proposed increased special assessment to pay for the Legal Fees resulting from the Greene's lawsuit regarding Rentals in SPR. Concerns were raised about the Fees and their transparency. John reminded the members of previous meetings (including a Special Meeting) at which time the members advocated for the legal action to stop short term Rentals.

At the request of members, a budget will be created later this year.

A motion was made to approve the financial report and was approved.

ARC Report

Greg Azbell reported the status of the ARC committee. There are four current constructions projects in our community as well as one other that has not submitted their plans as of yet.

A motion was made to approve the ARC Report and was approved.

Gate Report

John Ritter has continued to maintain the gate and there is no money involved this year as to it's maintenance. John explained that we are in an agreement to take care of the road to the gate from Highway 87. We have a gate instead of just a cattle guard to keep non-residents from coming into our subdivision. John said that we will be receiving new gate codes in mid-September for an October gate code change and in mid-March for an April gate code change. The clicker code will also be changed this year effective early October.

A motion was made to approve the Gate Report and was approved.

Road Maintenance Report

Greg Azbell advised that the roads would not be bladed until after the Forest Service thins the trees as the heavy equipment used will damage our roads. The best time to grade is springtime or during the monsoons as moisture is necessary in grading the roads. He mentioned that he recovers as much gravel as possible that has been pushed to the side of our roads to save on purchasing more gravel. Mark will continue to drag the roads to reduce washboards when moisture is present. John will continue to pull gravel onto the roads after snow season when there is enough moisture.

A motion was made to approve the Road Maintenance Report and was approved.

Snow Maintenance Report

John said that we have had about 20 inches of snow this year. Mark Wise is stepping away from snow plowing. We are looking for a new snowplow operator.

A motion was made to approve the Snow Maintenance Report and was approved.

Old Business Report

Grants

We applied for a County Grant for \$25,000 in 2019 to control the invasive non-native knapweed. We did not receive this grant as there were higher priority issues. In the meantime, we learned of another Arizona State grant opportunity. We are putting in for a grant for Starlight Pines Ranchettes and Moqui Ranchettes to get the invasive Knapweed sprayed and removed.

We are working on an EQIP Grant (Lot Thinning Initiative) to help with the forest health. We have been granted a preliminary approval and the contracts should be arriving shortly with work starting later this year. John is hoping we can use the Moqui Ranchettes pit to burn the slash as they did last year.

Current Legal Issue

Our lawsuit regarding short terms rentals was resolved by a Judge's decision in favor of allowing short-term rentals. As a result we will be required to pay legal costs for both sides.

Discussion/vote for adding a change of ownership fee

John Ritter said that most HOA's charge fees when a property is sold for a change in ownership. The HOA proposes to charge \$400 for change in ownership if the property owners vote and agree to this change.

A motion was made to put this additional fee on a ballot for the SPR membership to vote. The motion was approved.

Discussion/vote for special assessment due to legal bills

Tabled for a later date.

Floor Open for New Business

A question was asked about increasing the board members to at least 5 possibly 7. We can increase the number of board members at any annual meeting by a 2/3 majority by paper ballot. We will issue a ballot to increase the board members of Starlight Pines Ranchettes from three to a maximum seven by Section 3, Article 3 of our bi-laws. John will check if we can mail ballots to our membership or if it can be done by email.

Members mentioned they liked having our annual tele-conference meeting.

A motion was made to issue a ballot to increase the number of board members and was approved.

Election of board member

Beth Wise, Treasurer was elected with a vote of 25 Yes and 9 none responses. Congratulations Beth to a job well done!! All board members retained their current positions.

Adjournment: meeting was adjourned at 2:40 pm.

Resolution of the Board of Directors of Starlight Pines Ranchettes Home- owners Association of Coconino County: Motion was made by the board to reimburse the Greene's lawyer, motion passed.

Due to a technical error the meeting was not recorded as we thought it would be.