

STARLIGHT PINES RANCHETTES

Dear Starlight Pines Ranchettes owners,

Thank you to all who showed up in person and on the phone for our SPRHOA Annual Meeting on July 19, 2025. A total of 24 lot owners were represented.

1. Meeting called to order 10 am.
2. Motion to approve 2024 minutes made, seconded and unanimously approved.
3. Current status of HOA is that all is going smoothly with no major issues.
4. Don went through list of projects and inquires that have gone through the Architectural review this past year. Major projects included one new residence, one barn and 3 garages. Another residence is in the permitting process with the County.
5. Ken went over the financial statement for year ending 2024. The HOA is in a sound position with a good financial reserve should we have an unexpected repair.
6. Ken went over the 2025 budget. There are increases from last year due to inflation but the current dues and fees collected are keeping up with costs.
7. Lisa Gibbs property is up for sale and it appears that her plan for a business there is over.
8. Gate has been functioning well since the rollers were replaced and adjusted last year. Gate repair people caution that the control units could go out at anytime due to their age and usage.

9. Road maintenance will be late August or September this year. Bids will be requested soon.

10. A grant was just approved for a multi year noxious weed abatement program. The grant is for \$47000. Moqui Estates spearheaded this grant and will be administering this for both our HOAs. Unfortunately the grant was approved too late for action on the knapweed this year. All are encouraged to pull and properly dispose of any knapweed you see. The grant is just for the right of way, any weeds on your property are your responsibility to eradicate.
11. Thanks again to Chris and Dee for the new speed limit signs and posts. Please observe the 15 mph limit. It really helps save the road and minimizes the dust. Remind all visitors and vendors that 15mph is the rule.
12. Don went over the open fire ban that is part of the CCRs. NO OPEN FIRES! Went over the near disaster fire we had that burned about 1 1/2 acres on Eagle View Drive caused by the careless disposal of hot ashes. Reminded all to dispose of ashes/coals in an approved metal container, drown them, cover them with a metal lid and dispose of them at an approved location.
13. Addressed open HOA Board position of Treasurer. No one has come forward to date and Ken will continue until someone can be appointed. Ken discussed the small amount of time this position takes and will fully train anyone who is willing to help.
14. Open discussion for member concerns:
 1. Dust from (contractors) on Moqui
 2. Moqui Estates to start paying something for use of our roads, gate and snow plowing.
 3. Per the CCRs propane tanks need to be painted to match the ground or enclosed or camouflaged.

4. Be sure garbage cans are promptly removed from the roadway after pickup on Mondays.
 5. Dogs need to be leashed while on walks. UPS driver had near collision from 3 unleashed dogs recently.
 6. Discussion about VRBOs. State law does not allow us to restrict. However we strongly discourage it since we are a residential community and no commercial use is allowed.
15. Meeting adjourned at 10:45 am.

Thank you all for attending.

SPR HOA Board



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Starlight Pines Ranchettes Homeowners Association
4072 Morning View Dr
Happy Jack, AZ 86024-8158

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