**Starlight Ranch Mobile Home Owners’ Association**

**Town Hall Meeting**

**August 24, 2019**

**Call to Order:**

Starlight Ranch HOA Town Hall meeting was held on Saturday, August 24, 2019, at the front clubhouse. President Curt Delong, welcomed everyone opening the meeting at 11:00 a.m. All present recited the Pledge of Allegiance. Roll call was taken. Board Members present were Curt Delong-President, Laurie Lyons-Vice President, Denise Koplar-Director, Dawn Hughes-Director, Bruce Halverson-Director and Georgia Moffat-Treasurer. Linda Van Meter-Secretary had an excused absence.

**Agenda**

The time is here to negotiate with ELS for the rent increases. The lack of services and amenities will be addressed. Maintenance is working on new houses and not maintaining the property.

The orders/minutes from the court about the lawsuit against HOA/Curt brought by Albert Erdmann and Wayne Davis were read. The case has been dismissed with Albert and Wayne having to pay attorney costs. Albert has amended the case. The case is still active so there was no other discussion.

The HOA has a quarterly meeting with the Starlight Ranch Manager and ELS regional manager on August 29th.

Curt Delong went over the issues that were brought up in the Networking for Progress meeting with ELS upper management. CapX vs. maintenance was debated. Upper ELS management makes agreements with NWFP that the local manager is not aware of and will need to be educated.

Curt talked about getting membership up for the HOA. The more members the better negotiating power with ELS. Residents may not understand what the HOA does. The rent is increasing 3 to 4% a year and SS is only increase by 1 to 1 ½%. Big corporation like ELS are buying up the senior parks. Also discussed was the increase in the sewer bill. The bill will increase during the rainy season.

Letters have been sent out about unauthorized residents which increase the number of homes for sale.

Management keeps making excuses why things are not getting done due to the back log of issues to take care of since taking over this park. They need to get more help in office.

October 10th the new parking policy goes into effect. No more parking on the street. No parking in overflow over 48 hours. The cars will be towed for anyone not obeying the rules.

The reasons for the gate were addressed. Only legal residents will be given the card to enter. The cameras will be a key to identifying people going in and out (taking kids to school, unauthorized residents, etc.). The sheriff dept can now enforce the no Trespassing and no soliciting since we will be a gated community. One of the residents spoke on the advantages of the gate. He was head for security at a place that had this type of gate. The camera and the ability to track traffic (recorded logs) is a big help.

**Open floor questions from members**

Issues brought up by the residents attending were feeding the cats and ducks are still an ongoing problem. Residents want management to clean up the messes on vacant lots and in the common areas. The storm drains are backing up and flooding the streets. They need to be cleaned. Management will be informed of this issue. Community yard sales will be held at the front clubhouse instead of residents home due to lack of traffic and new parking rules.

Curt thanked the residents that have been stepping up to help the community (cleaning up records, folding newsletters and helping out at activities). The HOA would like to have ideas for new activities from residents.

What do community monitors do beside monitor the pools? Why are they not reporting mattresses and other junk in the community? They do submit reports but the management must not be doing anything about them. A job description would be helpful.

The issue of unregistered cars in carport was brought up. The rules states that all cars in the community have to be registered.

Rattlesnake hours?

Automatic sprinkles installed on new homes. Management can approve residents to have them.

We have a major issue of speeding and passing in the community. The rules states that speeding limits are to be followed and NO passing in the community is allowed.

Betty Anderson passed away and her house is a mess. ELS can’t do anything because they don’t own it. The relatives are responsible until ELS can claim ownership.

Curt read a rule from the NWFP meeting stating that ELS employees are to speak English in the presence of resident or coworker unless requested to speak another language.

**The meeting was adjourned at 12:11 PM.**