**Starlight Ranch Mobile Homeowners’ Association**

**Monthly Board Meeting**

**April 13, 2022**

**Call to Order**

Starlight Ranch HOA Board of Directors Meeting was held on Wednesday, April 13, 2022 at the front clubhouse. Curt DeLong President opened the meeting at 6:00 p.m. All present recited the Pledge of Allegiance. Roll call was taken by Curt, the board members present were Curt DeLong-President,

Dawn Hughes-Vice President, Mary Rivera-Secretary, Albert Erdmann-Director and Georgia Moffat–Director/Treasurer. Roger Herbert came into meeting late. Estelle Deneumoustier - Director had excused absence.

**Approval of Minutes:**

Secretary Rivera read the minutes from the monthly board meeting held on March 9, 2022. A motion was made by Albert to accept the minutes as amended (Next meeting date corrected), second for approval by Dawn. All in favor, motion carried.

**Treasurer Report:**

Georgia read Treasurer Report for March 2022. All account balances were read. The total was $13,213.16. A motion was made by Mary to accept the Treasurer Report as read, second for approval by Albert. All in favor, motion carried.

**Activity Report:**

Georgia read the activity minutes from the April activity meeting. A motion was made by Mary to accept the Activity Report as read, second for approval by Estelle. All in favor, motion carried.

**New Business:**

Curt stated as of today April 13, 2022 both ex board directors Denise Koplar & Jeffrey Barbeau have not yet tuned over HOA Director Handbooks, property of the Starlight Ranch HOA. Jeffrey’s excuse is that his lawyer had it. Curt reminded Jeffrey as stated in the HOA bylaws Section 10.4 (Relinquishment of Records) states all out going Board or Committee members must relinquish all official records and property of the Association in his or her possession within five (5) days after removal. There has been no response from Denise.

Curt stated all signatures have been updated with Fairwinds Bank. Both Curt & Mary examined the HOA safety deposit box. All items were in place, including the file of original signatures that incorporated the HOA.

Money is needed for the Operations Account; within a couple of months paying for the newsletter we will exhaust the operations monies. A motion was made by Mary, seconded by Georgia to transfer $ 1,083.37 from the Membership account to Operations account. All in favor, motion carried.

Curt mentioned we can go find some revenue for the newsletter, possibly selling flyer inserts or ad space, etc. to increase operations monies.

A motion was made by Albert to continue paying for the safety deposit box on an ongoing basis for each year, seconded for approval by Georgia. All in favor, motion carried.

A discussion was opened to suspend the HOA Board meetings for summer (June, July & August). Mary made motion to suspend meetings for the summer. The discussion continued resulting in a vote to suspend the meetings. The result from the vote was 3 yay and 2 nay, majority rule. Meetings suspended for summer.

HOA is working with management to see if residents are qualified for HOA membership. ELS Management agreed to verify if a new resident is a qualified homeowner. The HOA will accept verification from management that a new resident who has purchased a home is qualified for membership of the HOA.

Curt mentioned we met with the Manager today. Curt said he had a positive feeling regarding the feedback we had. The manager wanted to focus on a couple of things, one of them being unauthorized residents and people using our facilities that are not supposed to be. Wrongful issued guest passes by not going thru the proper procedure, vagrants from the street, etc. The other issue will be the drug houses in the community.

The HOA will update introduction letter regarding the HOA and how to join and know what the HOA does.

As a follow up to Albert’s objection to the .55 surcharge implemented in the rent invoice, Curt mention all residents received a 90 day notice with a paragraph on the bottom stating about the .55 surcharge. We will now be charged a monthly fee that does not exceed 9% of the actually cost of the billing. Curt is leaning on Albert to find the legality of new administration fee.

Curt mentioned management is asking for a CAP-X list for community. On the managers list is certain roads in the community will be blacktopped, sidewalk repair, mailboxes to be waterproof. Half the tennis court to be made into a Pickle Ball Court.

A motion was made to adjourn meeting at 7:03 PM by Georgia, second for approval by Albert. All in favor, motion carried.

**Next meeting May 11, 2022 at 6:00 PM**