**Starlight Ranch Mobile Home Owners Association**

**Minutes of Town Hall Meeting**

**October 8, 2022**

**Call to Order:**

A Town Hall meeting of the Starlight Ranch HOA membership and residents was held on Saturday, October 8, 2022 at the front clubhouse. President DeLong opened the meeting at 11:00 AM and thanked everyone for coming out; all present recited the Pledge of Allegiance.

Role call: President DeLong, Vice President Hughes, Treasurer Moffat, Secretary Rivera, Director Hebert, Director Erdmann were present. Director Deneumoustier & Director Hebert were absent.

President DeLong recognized and complimented the very large crowd in attendance. Thanking them for attending and showing support to both the HOA Board and their community. President DeLong stated it made him very happy to see such a fantastic turnout. Moving forward we have some big major community issues coming at us with ELS; a rent increase coming up in a year and the regular noncompliance of management with unauthorized residents and rule violators. This meeting is for you the community to voice your concerns, observations and frustrations. Liz one of our residents stepped up to translate to our Spanish speaking residents.

The floor was opened for questions and concerns from the residents present.

* Multiple residents spoke loudly about the speeders on Horse Shoe Bend. That road is so narrow there will be a bad accident. Mary Rivera informed the residents that management is purchasing speed limit signs and some stanchions with caution lights as well to hopefully slow down the traffic.
* Residents are tired of paying for sewer for homes with many people living there and pay the same sewer when they live alone. Curt replied that the sewer bill does go up from $10-$15 a month because of the community’s poor infrastructure management doesn’t fix.
* Many complaints about the back entrance that is muddy and cars are going to get stuck.
* Residents living on Stallion Drive fed up with the drug/shooting house. Management has lied to us regarding the eviction of these people. We want answers.
* Rent Increase; Curt explained the LTA (Long Term Agreement – current 3 years) That kept the increase percentage around 4%, Moving forward to 2024 there are NO numbers on the table as to the percentages ELS is looking for. Your prospectious states that management can raise the lot rent up to 20%.
* Unauthorized residents living and management not addressing.
* Lack of respect from management when lodging a complaint. Non response on verbal and written complaints.
* New home owners who purchased homes are sold a bill of goods and we don’t get any answers after signing contracts.
* Security – as always is a major concern. Where are they, sleeping at front not patrolling. We don’t see them.
* What is happening with the front gate? Why doesn’t it work?

Curt thanked everyone for coming and encouraged them to keep the heat on and to join and support the HOA so we become strong as one community.

Meeting adjourned at 12:38 PM