**Starlight Ranch Mobile Home Owners Association**

**Minutes of Town Hall Meeting**

**August 10, 2024**

**Call to Order:**

A Town Hall meeting of the Starlight Ranch HOA membership and residents was held on Saturday, August 10, 2024 at the front clubhouse. Vice President Curt Delong opened the meeting at 11:00 AM and thanked everyone for coming out; all present recited the Pledge of Allegiance. The board members present were Curt Delong -Vice President, Jo Ellen Hall -Secretary, Georgia Moffat-Treasurer, Roger Herbert-Director. President, James Irvine was excused.

Vice President Delong announced that any questions or complaints for the HOA Board should be directed to other board members as James Irvine is having surgery and has asked that he not be disturbed during this time. (August to November)

Vice President Delong went over the items that were discussed at the management meeting.

1. ELS will not acknowledge two HOAs.
2. No private resident parties at Front or Back clubhouse.
3. Management will put in temporary speed bump as permanent speed bump waiting for street pavers to return..
4. Management agreed to return of complaint procedure. Georgia will maintain reports and provide complaints to the management office.
5. Fred’s house is in Legal Dept. – Liens on property. Mirta has pest control coming to keep property free of rats.
6. Residents can call management office to reschedule due date of any 360’s notices due to hot weather or financial issues.
7. Management will consider resident card or fob for entry to clubhouse/pool area because of many issues with unauthorized residents and people from other communities.
8. Management agreed to review budget for purchase for new smart TV at Front clubhouse under $500.
9. Management to replace plastic containers for Resident Newsletter.
10. Upgrade of Tennis/Pickleball courts. Project is pending due to other priorities.
11. Towing on Weekends. Mirta told us the vehicles are not to be towed without permission from the Management Office or Security.

The floor was open for discussion.

* A resident asked when the back gate would be finished. Are they getting new cards and/or new fobs for the new gate? Yes -new cards. Yes, the old fobs will be replaced at no charge for new fobs.
* Speed bumps in the back section are too high. They are scraping the bottom of some peoples’ car. Please don’t make the new speed bump at the bridge too high.
* Another resident asked about how the property tax is being passed on by ELS. Process was explained by Albert Erdman. Total tax bill amount divided by 783 home units to equal amount billed by ELS. Albert is to research the amount paid by ELS for taxes. Are we paying the discounted amount?
* The sewage billed amount was questioned along with the storm drainage water.
* Is there a maintenance person checking water quality after storms and down time? No notices from Management.
* Lawnmowers are not looking for the blue markers and have been mowing and messing up yards.
* When they come to inspect property for 360’s purpose they need to knock on door or call ahead to set up time to come on property. Curt Delong to follow up.
* The parking policy is not being enforced. (ie Parking on grass, over sidewalks, in streets etc.) It was suggested that they call management or fill out the comment form.
* The need for a Pressure Relief valve is mentioned on the website. Management should send letters to all residents with details about the valve and where to purchase it. If you have questions call the Management office..

Meeting was adjourned at 12:05 pm.