**Starlight Ranch Mobile Homeowners’ Association**

**Monthly Board Meeting**

**December 11, 2024**

**Call to Order**

Starlight Ranch HOA Board of Directors Meeting was held on Wednesday, December 11, 2024 at the front clubhouse. James Irvine opened the meeting at 6:00 p.m. All present recited the Pledge of Allegiance.

Roll call was taken by James. The board members present were James Irvine-President, Roger Hebert-Vice President, Jo Ellen Hall-Treasurer, Kim Sibole-Secretary, Casey   
Wiltsey-Director, Roberto Zapata-Director, and Ana Pope – Director.

**Approval of Minutes:**

Kim Sibole-Director asked Jo Ellen Hall-Director to read the minutes from the Monthly Board Meeting that was held on November 13, 2024. A motion was made by Roger Hebert to accept the minutes as read, second for approval by Roberto Zapata. All in favor, motion carried.

The minutes from the Directors meeting after the HOA meeting on Nov. 13, 2024 were read. A motion was made by Roger Hebert to accept the minutes as read, second for approval by Roberto Zapata. All in favor motion carried.

The minutes from the Directors meeting held at the back clubhouse on Nov. 26, 2024 were declared illegal and invalid by the FMO members present, Marie Riveria and Luis Melendez as it was not posted for the membership to attend.

**Financial Report:**

Treasurer, Jo Ellen read Financial Report for November 2024. All account balances were read. The total balance was $14,595.24. A motion was made by Roger Hebert to accept the Financial Report as read, second for approval by Roberto Zapata. All in favor, motion carried.

**Activity Report:**

Casey Wiltsey-Director read the minutes from the December activity meeting. A motion was made by Jo Ellen Hall to accept the Activity Report as read, second for approval by Roger Hebert. All in favor, motion carried.

**New Business:**

* The annual transfer of Membership funds in the amount of $1,371.07 leaving a balance of $90 for Free Memberships was approved by the Board. Roger Hebert made motion, seconded by Roberto Zapata. All approved. Motion carried.
* Jo Ellen Hall Stepping down as Treasurer. She will return to Secretary position as requested by Kim Sibole. Roger Hebert made motion to accept change, seconded by Kim Sibole. All approved, motion carried.
* There was a motion by Roger Hebert to approve Georgia Moffat as the Treasurer, seconded by Jo Ellen Hall. Not all approved. 1 Disdain by Roberto Zapata. Motion carried by unanimous decision.
* The new Directors need to attend January 16, 2025 FMO meeting to attain their 723 certification to be on the HOA Board. Cost is $16 for digital training and $60 for books to read.

**Old Business:**

* James spoke to Mirta regarding Speed Bumps in back along Wildhorse and pot holes that need repair.
* The street light on Wildhorse has been restored to operation
* James and Mirta will re-instate the golf cart ride-along to view reported complaints.
* James has taken pictures of unregistered vehicles in the community to discuss with Mirta.

**Meeting was opened for Questions from the floor:**

* There was a question on the application for an HOA Credit card. The question included who would be responsible for the card and the payments of said card. Also, the FMO requires that the HOA By Laws be changed to include the credit card information.
* Member asked if color printer had been purchased yet. Options of ownership are being researched. Further discussion has been tabled for January meeting.
* The back gate still not working. Was scheduled for Dec. 2
* The Solar light at the back gate has been removed. The other light not working due to cable break during gate installation.
* A resident encountered a home break-in at 3 am. Not reported. Roberto volunteered to start a list of criminal acts against residents to compare to police reports. Need to put notice in Newsletter that all acts of criminal intent be reported to Police or Sherriff’s office.
* James to contact Sherriff’s office regarding patrol of community. Apex security officer has been seen walking around the community at night. Also patrols in vehicle without security lights on.
* Resident complained about raccoons hanging around her home. Management office is not responding. It was recommended that she call animal control on her own.
* There was a question regarding increase of $5.00 in sewer fees on Lot Rent. James explained that ELS incurred the increase for 3 months during the outage after hurricane Milton in October.
* Roberto Zapata mentioned that he would like to get the Veteran’s group back together at the request of James Irvine. There will be a notice in the Newsletter requesting interest in joining the group.
* Roberto Zapata asked the members to be patient with the new Directors as they learn the rules and procedures and to show respect when others are speaking.

A motion was made by Jo Ellen Hall to adjourn the meeting, second for approval by Kim Sibole. All in favor, motion carried. Meeting adjourned at 6:55 PM.

N**ext meeting will be January 8, 2025 at 6:00 PM**