

Minutes
Starlight Mesa HOA
Board Meeting
January 28, 2014, 7:30 p.m.

Board Members present –

Karen Levin (KL)
John Andraos (JA)
Alex Benderskii (AB)
Derrick Pan (DP)
Greg Goeckner (GG)

Also present –

Joe Bergen (JB)
Ann Bergen (AB)

Maintenance:

KL raised an issue with the Mexican fan palms around the pool area. Many have dead fronds and need to be trimmed. Several also may need to be pulled up as they block the sprinklers or are diseased or are “volunteers” and make the area too crowded. The Board agreed to meet with Jose Toribio at the pool area on February 8th at 9:00 a.m. to examine the trees and reach a decision on maintaining or removing them.

KL reviewed other maintenance issues, including trimming hedges and crepe myrtle, fertilizing the putting green and maintaining the rodent trap on the putting green.

KL noted that Jose Toribio is starting a new three-year contract (2014 through 2016) with the Association, which includes performance incentives, and noted that it is important for homeowners to notify the Board of any issues they have with performance under this contract.

AB and KL reviewed a number of recent repairs to community facilities. The sprinklers are back on due to the dry weather. The sand in the children’s play area may have to be replaced with crushed rubber. AB reported that one of the solar powered sprinkler controls at the putting green also might have to be replaced.

Bergen Fence and Tree Planting and Maintenance:

JB and AB described the background of their fence and tree-planting and maintenance requests. The Board members noted that there was general agreement that the Bergens should be allowed to landscape and maintain the area next to their fence, but that there were concerns about the impact of their proposed agreement on the

common areas and on other HOA members. Following extended discussion, JA and GG advised that they would consult with the Association's outside counsel on the issues.

Hillside maintenance plan:

JB reviewed the hillside maintenance plan approved by the Board several years ago. For the hillside around the pool area, the non-native plants are removed from a new section each year and native plants are put in. The new plants are then mulched and irrigated, which helps prevent fires. It is too late to add native plants this year, but additional mulch can be added to the existing planting at the west end of the pool bowl. In addition, the honeysuckle at the east end of pool lawn needs to be thinned out again this year. JB will use day laborers for this work. JB will place a dumpster on Starlane to take away the prunings; he will obtain a permit for the dumpster. The Board unanimously approved a budget of \$5600 for the work on the hillside maintenance plan this year; the Board will provide reasonable advances to fund the project and expect the cost to be less as no new planting will be taking place.

Gazebo:

JB gave his views on the options to upgrade the gazebo area and competing priorities for long term maintenance projects from Association reserves. KL then reviewed the results of the survey of member views on the options for the gazebo project. Most homeowners favor choice 2, removing the gazebo and installing tables and chairs and an umbrella. JA noted that an umbrella will have to be cranked down in bad weather and should be locked down during periods of possible bad weather. He suggested a high quality umbrella that will last longer. The Board generally agreed to go forward with option 2 and to review specifics models and prices before making a final decision.

Satellite dish policy:

The Board discussed the satellite dish policy that was adopted in 2000 and distributed to homeowners then. They agreed to review and possibly update the policy at the next Board meeting.

Finances:

DP reported on his review of Association finances. The reserve account is funded to 37% of anticipated obligations. The Association should seek to raise the level of reserves to 75% of anticipated obligations; it will take 3 years or more to reach that goal. The largest unfunded item is the repair of the hillside stairway. DP recommended that the Board adopt funding plan #3 from the recent reserve study, which would increase Association dues marginally. He will consider when such an increase in dues

could be put into effect and advise the Board at its next meeting. The Board agreed to consider formal approval of the reserve study at its next meeting.

Next meeting:

The Board agreed to set its next formal meeting for February 20, 2014 at 7:00 p.m. at JA's house.

Date: February 5, 2014



Gregory Goeckner
SMHOA Secretary