

Starlight Mesa HOA
Board Meeting Minutes
10-21-20, 7:00 p.m.
By Video Conference

Board Members Present –Fred Esralian (FE), Elisa Fike Coleman (EC), Glenn Cunningham (GC),
Also, for a short period – Nathan Fan (NF)

Minutes

The minutes of the 9-23-20 meeting were approved and will be posted on the website.

Alterations

1. Nathan Fan (NF) presented a plan for a solar panel installation on the roof of his residence at 229 Mariners View. The installation will consist of 41 panels and inverters distributed on four faces of his roof, two Tesla Powerwall2 battery assemblies and associated control equipment. The southern facing positioning of the residence forces the location of the majority of the panels on the street side of the roof. The corner location of the residence also contributes to exposure of the solar arrays to street view. Higher output panels were selected to minimize the number of panels required. While the Mesa's policy for solar systems generally discourages street view of the arrays, there are no cost-effective alternatives in this situation. Otherwise, the system meets the requirements of the solar system policy. The installation was approved.
2. John and Michelle Kim submitted plans for a solar panel installation on the roof of their residence at 324 Starlane Drive. They were not present to support the application. The installation will consist of 25 panels and inverters distributed on two faces of their roof, two Tesla Powerwall2 battery assemblies and associated control equipment. The solar panels will be located on the back (west facing) and side (south) sloping roof segments. The system meets the requirements of the solar system policy. The installation was approved.
3. Jenny Kong submitted well documented plans for the construction of a sister retaining wall in the backyard of her residence at 200 Mariners View to compensate for the original cracked retaining wall. The Board has no objections to the project. It does not impact an "area of common maintenance".
4. Chang Fence and Landscaping Proposal – Planting has been completed. FE and GC conducted site-visits and the installation appears to conform to the agreements made. FE will process the associated Maintenance Covenant. (Action item 20-039)

5. Choi relocated fence status (225 Mariners View, Lot 27): The fence installation has not been completed. The Maintenance Covenant has been signed. FC will process the associated Maintenance Covenant. (Action item 20-039)
6. The potential new owner of 5219 Starlight Mesa Lane (lot 74) has inquired about fencing in the lower portion of the lot. GC referred him to the Alternations and Fence Polices.
7. We still need a Maintenance Covenant from Hanjoo Kim for the portion of the “area of common maintenance” that he enclosed in a previous year. FC will contact him again on this issue and the potential removal of his original fence. (Action item 20-009)

Pool Issues

1. Nathan Fan (NF), chairman of the pool committee, reports:
 - a. A thermal sensor in the solar heating system has been replaced by JC Solar, and the solar heating system is now operating correctly. The measured temperature at 4 pm on 10/21/20 was 80 deg F. (about as high as it is going to get at this season of the year)
 - b. Several leaks in the solar collectors were repaired by JC Solar.
 - c. Jason Pardo reinstalled the door closer on the women’s restroom. (Thank you again Jason for your volunteer service!)
 - d. Residents are adhering to the COVID-19 related usage guidelines.
 - e. Trespassing does not appear to a be significant issue recently.
2. The solar heating system will stay engaged through the Thanksgiving weekend.

Maintenance Issues

1. A broken sprinkler line under the putting green lawn that was causing a mud hole was repaired. It will take a little while for the area to dry out.
2. Trimming of pine trees along the east side of Starlight Mesa Lane was discussed; it was decided that they need not be trimmed. There is some data from the past that indicates that these are City trees, and the City is responsible for maintaining them. (Subsequent to the Board Meeting, Starlight Mesa Lane resident, Charissa Gilmore volunteered to query the City regarding this issue. (Action item 20-040))
3. Trees around the upper area of the walkway from Starlight Crest to the recreational area have been trimmed.
4. Supplies have been replaced in the women’s restroom; there appears to be an unusually high usage of paper towels there.
5. Trash pickup from the gardener’s maintenance yard seems to be working well now (one bin once a week).
6. EC will discard the broken pool area umbrellas on the annual big trash pickup day, 11/20/20.

Security Issues

There was a continued discussion of security for the recreation area. Trespassers are still a problem on the basketball court. Two of the board members favor securing the entire area with additional fencing and gates; one board member favors only increasing the fence height and improving the gates at the pool. It was decided that the various options would be described in a survey to be put to all the members of the community with the coming month. (Action item 20-041) A course of action will be determined after the survey results are in.

Management Company

FE has opened discussions with Cardinal Management regarding increasing their level of service. A Statement of Work prepared by GC will be forwarded to Cardinal and another potential management company with requests for proposals. The list of required maintenance items will be forwarded to Cardinal.

Financial Status

The financial reports for September was reviewed, and performance is per-plan (on budget). The need to have receipts provided when there are requests for reimbursement of supplies was discussed and will be passed on to Cardinal Management.

Annual Meeting

An appeal for candidates for the Board of Governors was made on the Mesa website, on the Mesa Neighbors Facebook page, in the October Newsletter and with a flyer that EC (thank you very much) distributed to all homes. There are currently only two candidates. Deadline for nominations is October 28th.

A preliminary budget for CY2021 was reviewed. Modifications were suggested (including a line item for 'renovations') and Cardinal will be asked to update the document to be returned to us for review by November 5th.

Next Meeting

Wednesday, November 18, 2020 at 7:00 pm via video conference.