

Starlight Mesa HOA
Board Meeting Minutes
11-18-20, 7:00 p.m.
By Video Conference

Board Members Present –Fred Esralian (FE), Elisa Fike Coleman (EC), Glenn Cunningham (GC), Also, Claus Boettger (CB), Deanne Tilton Dufree (DD), Jonathan Lui (JL)

Minutes

The minutes of the 10-21-20 meeting were approved and will be posted on the website.

Security Issues

GC gave a brief overview of the options for improving the security of the recreational area. The results of the community wide survey with 41 residents responding by the time of the meeting were: Option 1 – improve the security at the pool only – 30%; option 2 – improve security at the pool and at the basketball court/gazebo area – 15%; improve the security for the whole area by securing the perimeter – 55%. Discussion included the topics of patrols (not cost-effective), of video surveillance (not effective without real-time monitoring), and of gating the whole community (enormously expensive). A summary of the options and decision factors can be found at: <http://starlightmesa.org/Security Presentation.pdf>. The Board elected to proceed with option 3 with installation planned for the first quarter of 2021.

The placement of a gate on the Starlight Crest walkway entrance to the recreation area was discussed. The owner of lot 76 (Dufree), upon which the walkway exists, expressed concern about the placement of the gate and how the gate would look to the owner of lot 75 (Callahan). FE suggested that an easement in favor of the HOA might be appropriate for the walkway and new gate. (Action item 20-042)

Alterations

1. Choi relocated fence status (225 Mariners View, Lot 27): The fence installation has not been completed. The Maintenance Covenant has been signed. FC will inquire with the property owner as to the status of the installation.
2. Contact has not been made with Hanjoo Kim regarding compliance with the Fence Policy. FC will contact him again on this issue and the potential removal of his original fence. (Action Item 20-009 from 6/24/20)
3. The new owner of 5219 Starlight Mesa Lane (lot 74), Jonathan Lui, submitted a request install a 6-foot tall wooden fence around the lower portion of his lot. Concern was expressed by DD in regard to the location of the proposed fence relative to the walkway and her property line. A survey of the property lines was recommended before installation. The request was approved.

Pool Issues

1. The solar heating system will stay engaged through the Thanksgiving weekend.
2. Residents appear to be still following the new usage guidelines.
3. EC has stored the serviceable umbrellas for the winter in the pool equipment area and will dispose of three damaged umbrellas that will be replaced next year.

Maintenance Issues

1. Trimming of pine trees along the east side of Starlight Mesa Lane was accomplished by the City along with other parkway area trees on the City streets. The City will do this job every four years. The Board thanks Chari Gilmore for following up on this issue with the City.
2. Resident Jim Mulligan suggested painting Pickle Ball lines on the tennis court surface. The Board decided that they would be distracting to tennis players and declined the action. The Secretary will write to thank him for his suggestion.
3. GC will review the Landscape Maintenance Contract for potential updates. (Action Item 20-045); FE will negotiate changes with vendor. (Action Item 20-027)
4. GC will update the list of open maintenance issues to be submitted to Cardinal. (Action Item 20-044).

Management Company

FE has opened discussions with Cardinal Management regarding increasing their level of service. Cardinal has responded with a proposal for increasing their responsibilities to include more “hands on/full service” property management of our facilities for a \$150 to \$275 per month increase in fee. The Board elected to negotiate the service level (number of site visits and number of Board meetings attended per month) and engage Cardinal for a three-month trial period with the added support. FE will follow through with the agreement. (Action Item 20-043).

Financial Status

The financial reports for October were reviewed, and performance is per-plan (on budget). The proposed budget for 2021 is essentially the same as the budget for 2020 as most costs are at a fixed level. A line item for Capital Improvements (basically the lower playground equipment renewal, and option 3 of the recreational security project) will be added. [The upper playground equipment cost \$55K - \$30K from a special assessment; Replacing the lower playground equipment will be a smaller, less costly project.]

Annual Meeting

The Annual Meeting of all residents will be held as a virtual meeting at 2 pm on Saturday, December 5th. Ballots will need to be mailed in as there will be no meeting site for hand delivery.

Next Meeting

The next Board meeting will be conducted in conjunction with the Annual Meeting. If an additional meeting is required, the time and date will be established then.