

**Starlight Mesa HOA**  
**Annual Meeting Minutes**  
12-5-20, 2:00 p.m.  
By Video Conference

Attendees

Board Members Present –Fred Esrailian, Elisa Fike Coleman, Glenn Cunningham  
Also, Claus Boettger, Deanne Tilton Durfee, Linda Fults, Cardy Coate, Charles and Jo Berryman, Daniel Wu, Greg Goeckner and Shirley Schumacher, Janet and Steve Edberg, Karen Levin, Jack Gunther, Fabrizio Pollara, Devon Myers and Stephen Liu, Steven Low, Jared Herzikoff-Cornell, Bobbie and Richard Woo, Diane ?, Tran Trang, Nathan Fan, Jim ?, Bruce ?, Alex Fan, Bruce Risley, Michelle Kim, John ?, Lisa Brownfield (Observation: This is the best attendance in years! At least one person from 25 of all 90 households called in.)

Welcome to Attendees

President Fred Esrailian welcomed all the attendees and thanked them for their participation in the virtual meeting, and for their compliance with the COVID-19 related directives that have affected the use of Mesa facilities during the past year. He especially thanked the newly formed Pool Committee (Debbie Coutts, Megan Chase, Jason Pardo, Jian Zhao, Steven Low, Michael Stark, Stephen Liu and chairman Nathan Fan) for their support of and monitoring of the pool usage guidelines.

Welcome of New Residents

Esrailian welcomed new residents this year: the Jonathan Lui family on Starlight Mesa Lane, the Jason Pardo family on Mariners View, the Daniel Woo family on Pali Point Lane, the David Choi family on Mariners View, the Chandler Ho family on Starlight Mesa Lane, and the Jacob Kim family on Starlane.

Introduction of Current Board Members

Current board members introduced themselves: Fred Esrailian, resident since 2018, board member since the summer of 2019; Elisa Coleman, resident since 1996, Treasurer; Glenn Cunningham, resident since 1978, three-time past board member, appointed Secretary. Esrailian thanked Greg Goeckner for his support early in the year.

Major Accomplishments of the Year

Esrailian described the major accomplishments of the year:

- Upgrading of the basketball court was completed

- Resolution of the past fence issues with the establishment of the new Fence Policy, and resolution of several legal issues.
- Annual hillside brush clearance accomplished to the satisfaction of the Fire Department
- Limited tree trimming in common areas; finding that the City will trim trees along the streets on a rotating four-year cycle
- Pool area maintenance: replacement of hot water heater and installation of door closer in the pool house by Jason Pardo (thank you very much for your volunteer effort); repairs of the pool's solar heating system (pump replaced, thermal sensor replacement, leaks repaired)

### Recreational Area Security Improvement Project

Secretary, Glenn Cunningham, described the current status of the recreational area security improvement project that Board has been pursuing since last June. In the first phase of the project the objectives and a search for cost-effective alternatives (surveillance cameras, patrols, whole community gating, additional fencing and gating) were addressed; in the second phase, a reduced set of options for improvement were defined and a community-wide survey to select the preferred option was conducted. The selected option is to secure the entire perimeter of the recreational area employing the extant backyard fences of the surrounding residences and installing secure gating at the three entrances along with improved fencing at the pool. During the discussion following the status presentation, several excellent suggestions for enhancing the project were made. Michelle Kim recommend incorporating ADA standards for access and egress to the plans (accepted); Jered Herzikoff-Cornell questioned the access methodology (use of existing keys was planned, keypads were considered). He suggested using key-fobs as more secure alternative (will be accepted for further study in the current detail design phase, and Jared will provide a cost estimate); provisions for Fire Department access need to be detailed. Esrailian emphasized that all work will require City permits, and all applicable laws will be incorporated in the design. Lisa Brownfield stated that the Association should not install gates on private properties. (Two of the gates (from Mariners View and Starlane will be on the common lot; the location of the gate from Starlight Crest is still under consideration) The Board approved the project at its 11/18/20 meeting, but no vendors/contractors have been engaged yet. The project will be financed by the 2020 operating surplus and a small amount from the reserves. A set of the presentation material used is attached to these minutes.

### Financial Status

Treasure, Elisa Coleman, reported that the Association's financial condition is very sound. As of 10/31/20, the operating account is at \$105,444.28 and the reserve account is at \$121,237.76 (meeting current reserve requirements). Income is \$2,376.05 ahead of the annual plan to date, and expenses are \$47,735.44 below the plan to date. Major expenditures continue to be gardening and tree maintenance services, hillside brush clearance, legal, and utilities. All residents are current with their due's payments within 30-days. A new reserve study will be done 2021. No increase in dues is required.

## Plans for Next Year

Esrailian described the plans for the coming year:

- Installation of the fences and gates to complete the Recreational Area Security Improvement Project
- Renewal of the lower playground equipment. The current equipment is over 50 years old and is not compliant with current laws. Equipment similar to the new equipment in the upper playground will be procured and installed (probably by the previous vendor).
- Revision of the development's Covenants, Conditions and Restrictions (CC&R's). Considerable work was done on rewriting them to be current in 2018-2019 but adopting them was tabled until the fence issues were resolved in 2020. It is believed that there are no 'show-stoppers' in the current draft.
- Increased support from Cardinal Management for the day-to-day management of the property. Currently, Cardinal performs mainly bookkeeping functions. Their responsibilities will be expanded to include weekly walk-throughs of the Mesa to identify needed maintenance, manage the gardening contractor (Jose Toribio) and arrange for and supervise maintenance efforts by outside vendors/contractors. It will reduce the stress on Board members.
- Financial reserves study

## Discussion Period

- A question was asked about the occurrence of trespassers in the recreation area while school was in session. Was trespassing a problem then or is it just a problem during COVID restrictions? Answer: Trespassing and vandalism in the area has been a perennial problem however a spike in trespassers was observed in the basketball court this past summer probably due to both the allure of the refurbish court and kids being out of school.
- Michelle Kim reminded everyone of the 'Starlight Mesa Neighbors' Facebook page as a good vehicle for identifying current events, soliciting support and building community spirit! (It is typically viewed by about 50 people.)

## Election of New Officers

Peter Ryan, Cardinal Management, as the Inspector of Elections, reported that 46 ballots were received, 3 were invalid because too many votes were cast, so 43 were counted. Results:

- Claus Boettger – 44 votes - elected
- Fred Esrailian – 42 votes – elected

Since there were only two candidates and two were elected, Esrailian appointed three additional members to fill out the five-member requirement for the Board:

- Deanne Tilton Durfee
- Nathan Fan
- Jonathan Lui

Next Meeting

The date of the next Board meeting is to be determined and will be announced on the website.

Adjournment

The meeting was adjourned at 3:04 pm

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Recreational Area Security Project Presentation:

**STARLIGHT MESA  
RECREATIONAL AREA  
SECURITY**

STARLIGHT MESA HOMEOWNERS ASSOCIATION  
BOARD OF GOVERNORS

December 5, 2020

**OBJECTIVE OF SECURITY IMPROVEMENT**

- ASSURE SAFE, THREAT-FREE RECREATIONAL OPPORTUNITIES FOR MESA RESIDENTS
- PROTECT THE ASSOCIATION'S MOST VALUABLE ASSETS
- SERVE AS A "DETERRENT" RATHER THAN AS A "CAPTURE" DEVICE

**SECURITY ALTERNATIVES CONSIDERED**

- ENCOURAGE RESIDENTS TO CONFRONT TRESPASSERS
- CAMERA SURVEILLANCE AT THE POOL AND COURT AREAS
- DRIVE-BY AND WALK-THRU PATROLS
- GATING THE ENTIRE COMMUNITY
- IMPROVE FENCING AND GATING AT THE POOL
- ADD FENCING TO THE BASKETBALL COURT
- SECURE THE ENTIRE RECREATIONAL AREA WITH FENCES AND GATES ←

## CAMERA SURVEILLANCE - POOL AND COURTS

- FIVE ACTIVE CAMERAS SYSTEM PROPOSED BY POST ALARM SYSTEMS
  - BID COST: \$13,000
  - NOT INCLUDED:
    - POWER INSTALLATION FOR CAMERAS
    - MOUNTING POLES
    - INTERNET CONNECTION
    - MONITORING
    - ANNUAL DATA SERVICE COST
- NOT EFFECTIVE AS PREVENTION SYSTEM WITHOUT REAL-TIME MONITORING
- A LESS EFFECTIVE "DETERRENT"

## DRIVE-BY AND WALK-THRU PATROLS

- DRIVE AROUND PATROLS
  - 4-6 drive around patrols in a 24-hour period - \$5,850/month
- ADDITION OF WALK AROUND PATROLS IN RECREATION AREA
  - \$1,525 to \$4,600/month additional depending upon frequency
- TOTAL ANNUAL COST: \$70,200 TO \$122,400
  - (30% TO 52% OF ANNUAL BUDGET)

## GATING THE COMMUNITY

- INSTALL ELECTRICALLY OPERATED, KEYPAD CONTROLLED, GATES AT TWO OR THREE LOCATIONS - COST - UNKNOWN
- THIS CONCEPT HAS BEEN ADDRESSED MANY TIMES IN THE PAST 50 YEARS
- CONSIDERATIONS
  - CITY OWNS THE STREETS - WE WOULD HAVE TO PURCHASE THEM
  - ADDITIONAL COSTS: STREET LIGHTING, STREET SURFACE MAINTENANCE, STREET LIGHTING, STREET SWEEPING, DRAINAGE/FLOOD CONTROL
  - IMPACT ON UTILITIES UNDER THE STREETS: POWER, GAS, WATER, INTERNET, TELEPHONE, SEWER - TOTALLY UNCERTAIN
- CITY'S DIRECTOR OF COMMUNITY DEVELOPMENT NOT ENTHUSIASTIC

## IMPROVE FENCING AND GATING AT THE POOL

- OPTION 1 - SHOWN IN YELLOW
- RAISE THE FENCE HEIGHT
- IMPROVE THE AUTOMATIC CLOSURE AND LATCHING
- ESTIMATED COST
  - \$21,650
  - \$43,650 (WITH ADDED BLOCK WALL ON WEST)

GATE AND FENCE LOCATIONS



## ADD FENCING TO THE BASKETBALL COURT

- OPTION 2 - SHOWN IN RED
- TWO GATES - NORTH AND SOUTH
- ALSO ENCLOSES GAZEBO AREA AND PLAYGROUND
- INCLUDES POOL AREA UPGRADES
- ESTIMATED COST
  - \$41,300 OR \$63,300 (WITH BLOCK WALL)

GATE AND FENCE LOCATIONS



## SECURE THE ENTIRE RECREATIONAL AREA

- OPTION 3
  - UTILIZES EXISTING BACKYARD FENCES FOR MAJORITY OF PERIPHERY
  - INSTALL NEW GATES AT ENTRY POINTS (1,2,3)
  - ALSO
    - SECURES HORSESHOE PITS
    - SECURES LARGE GRASSY AREA
    - IMPROVES WEST/NORTH POOL AREA FENCING
- ESTIMATED COST
- \$23,160 (\$45,160 WITH BLOCK WALL ON WEST OF POOL)

GATE AND FENCE LOCATIONS



## TYPICAL IMPLEMENTATIONS

### FENCING



### GATES



## COST SUMMARY

- SURVEILLANCE CAMERAS - \$13K+ ANNUAL COSTS
  - DRIVE BY AND WALK-THRU PATROLS - \$70K to \$122K ANNUALLY
  - GATING THE COMMUNITY - UNKNOWN, BUT, FOR CERTAIN, HUGE
  - IMPROVE FENCING /GATES AT POOL - \$44K
  - POOL AREA + COURT AREA FENCES - \$63K
  - SECURE PERIMETER OF RECREATION AREA - \$45K ←
- FUNDING:
- 2020 OPERATING SURPLUS (PROJECTED) = \$40K
  - BALANCE FROM RESERVES (CURRENTLY AT \$120K)
  - ONE-TIME COST OPTIONS WOULD NOT REQUIRE AN INCREASE IN DUES

## COMMUNITY INPUT

- OPTION 1 - IMPROVE FENCING AT POOL - 30%
- OPTION 2 - FENCING AT POOL AND COURTS - 15%
- OPTION 3 - SECURE PERIMETER - 55% ←

## PROJECT PLAN

- PHASE 1 - STUDY PROBLEM - CREATE OPTIONS, COST ESTIMATES
  - JUNE THROUGH OCTOBER 2020
- PHASE 2 - OPTION SELECTION AND DETAILED DESIGN
  - NOVEMBER THROUGH DECEMBER 2020
- PHASE 3 - INSTALLATION
  - FIRST QUARTER 2021

## QUESTIONS SUBMITTED

- TEN RESIDENTS ASKED QUESTIONS:
  - CONSIDERATION OF COLORS, SIGNAGE, NON-INSTITUTIONAL LOOK
  - GATED COMMUNITY OPTION
  - COST OF PATROLS
  - EXACT LOCATION OF FENCES
  - WHOSE PROPERTY ARE GATES LOCATED ON?
  - VIDEO SURVEILLANCE SYSTEMS
  - RING CAMERAS IN SECURITY LIGHTS
  - COST OF OPTIONS OFFERED
  - CONCERN ABOUT LIMITATION OF FREE WALK THRU AREA