STAR POINT CONDOMINIUM ASSOCIATION

Board of Directors Meeting
May 15, 2025, at 6:30 PM

Minutes

Call to Order
The meeting was called to order at 6:34 PM. Members present were Luiz Pinheiro, William Machemer, Michael Black, Maria Lechuga, and Tina Lucido. James Phifer and Jessica Lingenfelter, with ACCU, were also present. There were twelve homeowners present.

First Order of Business
The retaining wall discussion was prioritized as the first agenda item. The Board reviewed bids from Spyder, Empire Works, and Peak View, per the engineering report. Bids will be reviewed to compare scope and compliance with engineering requirements. The project loan was discussed and is ready, pending two-thirds homeowner approval. A voting letter outlining the special assessment and confirming no dues increase will be sent. Voting will be conducted by mail and electronically and remain open until approval is reached. The engineering report will be uploaded to the portal, with notice sent to homeowners and included in the voting letter.

Homeowner Forum
Homeowners raised concerns about patio repairs, communication, and prioritization. The Board and management clarified that requests are tracked through the management portal and prioritized by urgency and budget. Owners were encouraged to report issues directly to management. Additional topics included Sky Park fence damage, city park noise, landscaping, winter trash access, and security concerns. The Board noted limited HOA authority on city issues but will support homeowner efforts. Landscaping issues will be addressed by Brightview, and future snow contracts will consider trash access. Homeowners were encouraged to use cameras and report incidents.

Minutes Approval
The minutes of April 17, 2025, were reviewed. Luiz made a motion, seconded by William, to approve of the minutes as presented. With no further comments from the Board or homeowners present, the motion was unanimously passed.

Management Report
Jessica provided the Manager's Report, which included updates on the number of tickets, violations, and work orders, as well as a summary of architectural requests and on-call activity.

Review of Financials
Jessica gave a financial overview of the April financials.

Old Business

A. **Retaining Wall Project:** This was moved to the first order of business.
B. **Honey Locust Tree Removal:** The Board reviewed two bids for honey locust tree removal. One included stump removal and chipping; the other proposed leaving logs for pickup. The Board discussed whether tree removal would resolve plumbing issues or if regular jetting might be more effective. Jessica will follow up with CRC for more information and a proposal for biannual jetting before a final decision is made.
C. **Foundation Issues:** The Board discussed ongoing issues with patios and foundations in several units. Updated engineering quotes will be obtained, and repairs will be prioritized based on safety and severity. Mudjacking and regular jetting of plumbing lines were considered as cost-effective solutions. Homeowners were encouraged to report all concerns to ensure proper tracking and prioritization.
D. **Parking & Towing:** The Association's maintenance and insurance responsibility chart was discussed. The Board decided to continue waiting for legal clarification, particularly regarding limited common elements and common elements.
E. **Electrical Panel Policy:** The Board discussed the fire hazard posed by outdated circuit breakers, particularly Federal Pacific panels, in older units. Several members emphasized the importance of replacing these panels for safety and financial reasons. The Board agreed to continue educating homeowners about the risks and to keep this topic as an ongoing agenda item.

New Business

A. **Snow Removal:** It was brought up about the snow removal for the upcoming season. The Board requested a new snow removal vendor to service the community for the 2025-2026 season. The Managing Agent will look into obtaining bids from other companies.
B. **Maintenance & Insurance Chart:** The Board discussed the draft maintenance and insurance responsibility chart, which clearly outlines HOA and homeowner responsibilities. The chart is nearly complete but still requires board review and approval, as there are a few outstanding issues to resolve with legal counsel Once finalized, the chart will be distributed to all board members, including those who joined after its initial drafting.

Adjournment

There being no further business brought before the Board, William moved to adjourn the meeting at 8:34 PM, seconded by Michael. With no further discussion, the motion carried unanimously.

Executive Session

The Board entered into an executive session to discuss account waivers and legal matters for collections at 8:36 PM. The Board exited executive session at 9:22 PM.

Executive Session Decision

The Board reviewed delinquent accounts and talked about sending account 37728582 to collections if it doesn't get caught up. It was agreed to hold off and revisit it at the next meeting before moving forward with legal action. Another account was put on hold since the unit is currently for sale and there's a low chance of recovering fees. The Board also discussed an investor's offer on a foreclosed unit and asked for more info on the mortgage status and any legal concerns before making a decision. The Board then discussed the possibility of retaining new Association legal counsel.

Adjournment

There being no further business brought before the Board, William moved to adjourn the meeting at 9:22 PM, seconded by Luiz. With no further discussion, the motion carried unanimously.