STAR POINT CONDOMINIUM ASSOCIATION

Board of Directors Meeting
June 19, 2025, at 6:30 PM

Minutes

Call to Order
The meeting was called to order at 6:32 PM. Members present were Luiz Pinheiro, William Machemer, Michael Black, and Maria Lechuga. Tina Lucido was absent with excuse. Karli Phifer and Jessica Lingenfelter, with ACCU, were also present. There were seven homeowners present.

Homeowner Forum
Homeowners raised concerns about gutter cleaning, and it was noted that the landscaping vendor does not provide this service. The Board suggested reaching out to the handyman to submit a proposal for comprehensive cleaning. North fence repairs were discussed, with suggestions to explore long-term solutions and potential city involvement. Building 11 residents reported issues with lawn and irrigation; the landscaping vendor will be held accountable for reseeding and scheduling. A question about tree removal was noted for later discussion.

Minutes Approval
The minutes of the May 17, 2025, meeting were not reviewed. Approval will be deferred to the next Board meeting.

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 May financials. Motion by Luiz and seconded by Michael to approve the financials. With no further comments from the Board or homeowners present, the motion was unanimously passed.

Old Business

A. **Retaining Wall Project:** 92 of 154 owners have submitted votes on the loan for the retaining wall project, the majority in favor. The Association needs 23 more "yes" votes to meet the required threshold. Management and the Board are actively following up with non-responding owners. Multiple contractor bids have been received, and the next steps are pending the outcome of the vote and loan approval.

B. **Foundation/Patio Slab Issues:** The Board discussed ongoing issues that have been brought up with patios and foundation in several units. Management will obtain engineering proposals for a community-wide assessment, with repairs prioritized by safety and severity.

C. **Handrails Request Follow-Up:** Homeowner requests for new handrails were discussed. This will be looked into to determine if handrails are required by code. If not required, owners may submit an architectural request and install them at their own expense.

D. **Honey Locust Tree Removal:** There was discussion about possible ongoing sewer backups in Building 11, which are suspected to be related to tree roots. The vendor is scheduled to investigate and scope the sewer line. The Board is considering regular jetting as a preventive measure and will obtain proposals for ongoing maintenance. The managing agent will follow up with the vendor for a status update.

E. **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.

New Business

A. **New Association Legal Counsel:** The Board reviewed a proposal from one legal firm and is expecting another later this month, due to concerns with current and prior legal counsel. Management will continue to gather additional proposals for consideration. No action was taken to terminate the current counsel; legal matters remain on hold pending a completed Maintenance Chart and further Board discussion.

B. **CRC Invoice:** The Board discussed the CRC invoice for Building 11. Board Members acknowledged the high cost and emphasized the need to avoid similar situations in the future. It was noted that the work was an emergency response due to sewer backup and had to be completed. While the cost was significant, the Board agreed that the invoice must be paid.

C. **Concrete Repairs:** The Board discussed the need for concrete repairs throughout the community. Management will coordinate site walks and obtain proposals for the necessary work. Homeowners were encouraged to email management with any specific concrete issues at their units to help prioritize repairs.

Adjournment

There being no further business brought before the Board, Luiz moved to adjourn the meeting at 8:11 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 8:11 PM. The Board exited executive session at 8:42 PM.

Executive Session Decision
The Board discussed several foreclosed units. The Association owns a unit, account 37728639, and it was discussed to seek further legal guidance on the next steps. For account 37732549, the bank has foreclosed, and the Association expects lien payment upon sale; no further action needed. Several delinquent accounts are ready for legal turnover, but the Board will wait to proceed until new legal counsel is selected to avoid splitting files.

Adjournment
There being no further business brought before the Board, Michael moved to adjourn the meeting at 8:42 PM, seconded by William. With no further discussion, the motion carried unanimously.