STAR POINT CONDOMINIUM ASSOCIATION

Board of Directors Meeting
July 17, 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, Tina Lucido, and Maria Lechuga. Michael Black was absent. Jessica Lingenfelter, with ACCU, was also present. There were five homeowners present.

Minutes Approval
The minutes of the May 15, 2025, meeting, and the June 19, 2025, meeting were reviewed. Luiz made a motion, seconded by Tina, to approve of the minutes as presented.

Homeowner Forum
Melissa Dewey raised concerns regarding an Airbnb/short-term rental violation in her building. The Board and management confirmed receipt of complaints and explained that the violation will follow the escalation process, with further discussion to occur in executive session. JoAnn Knutson provided an update on the Sky Park fence and noise concerns, noting she is in contact with city officials and will continue weekly follow-ups. The Board thanked her for her efforts.

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 June financials. Motion by Luiz and seconded by Maria 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:** The Board discussed progress on the retaining wall project, noting that about 15 votes are still needed. Empire Works and Hall Ryan remain the finalist contractors, and additional meetings will be scheduled for Board members to meet them. The Board also reviewed permit timelines and loan expiration dates and agreed to continue pushing for votes while coordinating next steps with contractors and engineering.

B. **Honey Locust Tree Removal:** The Board is awaiting an updated proposal from the vendor for alternatives to tree removal, such as line clearing or jetting. The Board expressed preference to preserve the tree if possible and will review proposals once received. Jessica will follow-up with vendor to see what options are possible.

C. **Foundation Issues:** The Board approved moving forward with engineering needed for this. Motion by Luiz, seconded by Will. Motion passed. The Board will also request a quote for engineering inspections of additional units, as needed. Motion by Luiz and seconded by Will to approve the engineering proposal. With no further comments from the Board or homeowners present, the motion was unanimously passed.

D. **Parking & Towing Company:** The Board discussed ongoing issues with assigned parking and enforcement. A clear parking policy is needed, with possible implementation of hang tags for assigned spaces. Management will research tag options and coordinate with the Board on next steps. The Board agreed focus will remain on the retaining wall project before implementing new parking procedures.

E. **Maintenance & Insurance Chart:** The Board noted ongoing delays with the current Association attorney in finalizing the maintenance and insurance responsibility chart. Management will continue to follow up and escalate as needed. The Board also discussed the possibility of interviewing new legal counsel for future needs.

F. **Association Attorney:** The Board reviewed proposals from Altitude Law and Moller Graf, voting to move forward with Altitude Law based on fees and references. Motion by Tina and seconded by Maria to approve the proposal. With no further comments from the Board or homeowners present, the motion was unanimously passed.

New Business

A. **Community Tree Pruning:** The Board reviewed a proposal for clearance pruning of trees throughout the property and requested revisions to include roof clearance and specific areas such as the parking island. No action was taken pending receipt of the updated proposal.

B. **Community Landscaping:** The Board and homeowners expressed dissatisfaction with Brightview's performance, particularly snow removal charges and sprinkler issues. The Board directed management to obtain alternative bids for landscaping and snow removal for the next contract cycle. Management will also ensure Brightview completes promised repairs, including re-sodding dead grass.

Adjournment

There being no further business brought before the Board, Tina moved to adjourn the meeting at 7:49 PM, seconded by Luiz. 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 7:50 PM. The Board exited executive session at 9:08 PM.

Executive Session Decision

The Board reviewed foreclosure and collection matters, agreeing to delay collections on bank-foreclosed units and to consult legal counsel regarding the HOA-owned unit 37728639. The Board clarified the violation process and directed management to update notices. Management was authorized to transition legal and collection matters to Altitude Law, with large delinquencies sent to collections and smaller accounts handled directly by management.

Adjournment

There being no further business brought before the Board, Luiz moved to adjourn the meeting at 9:08 PM, seconded by William. With no further discussion, the motion carried unanimously.