STAR POINT CONDOMINIUM ASSOCIATION

Board of Directors Meeting
February 19, 2026, at 6:30 PM

Minutes

Call to Order

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

Minutes Approval

The minutes of January 22, 2026, were reviewed. William made a motion, seconded by Tina, to approve of the minutes as presented. With no further comments from the Board or homeowners present, the motion was unanimously passed.

Homeowner Forum

Homeowners raised concerns regarding fence damage and individuals climbing over the fence; the Board and management acknowledged the issue, and it remains under review. Discussion also occurred regarding pet policy enforcement, including unleashed animals and outdoor cats. The Board confirmed the two-pet maximum per unit (cats or dogs), with service animal exceptions handled case-by-case. Concerns were also raised about tenants exceeding pet limits, and homeowners were encouraged to report violations with documentation. Additionally, a homeowner asked about a small section of fence near Building 11 that has not been reattached; management confirmed it is on the repair list.

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. An ARC request for radon mitigation was discussed; the Board agreed HOA responsibility applies only if mitigation benefits the entire building, otherwise it is the owner's responsibility. Management will seek legal clarification when necessary.

Review of Financials

Jessica gave a financial overview of the January financials. The Board reviewed the packet and financials. Discussion included pending landscaping invoices, GL code clarity, and insurance repayment over 10 months affecting budget tracking. Interest income on reserve funds was noted as low. Board agreed to have Jessica contact Lorinda (banker) about moving funds to a high-yield savings account or CD for better returns.

Old Business

A. **Community Tree Pruning:** Davey Tree completed the tree trimming, though some areas may have been missed. Homeowners were asked to send photos of missed areas to management. Pine trees were also brought up about being missed. The Managing Agent will reach out to the vendor for clarification on the completion of the project.

B. **Electrical Panel Policy:** This was tabled until next meeting.

C. **Building Cable Boxes:** This was tabled until next meeting.

D. **Brightview Invoices:** The Board noted ongoing issues with insufficient detail and justification for charges. Payment will be withheld until proper documentation is provided by the vendor.

E. **Concrete/Patio Repairs:** Hall Ryan will inspect the patios and foundations and provide an engineering assessment with repair options. The Board requested quotes for mudjacking, chemical stabilization, and full replacement, and some Board members expressed interest in participating in the site walk-through.

F. **Updated Reserve Study (2023):** There is task in the system from 2023 for updating the reserve study; it was last completed in 2020. The Board agreed to defer a new study until 2028, pointing out that it is not currently necessary given the current financial position of the community.

G. **Landscape Edging (2024):** The Board stated that landscape edging for the community is not a high priority at this time. The priority is to focus on other important infrastructure matters around the community before cosmetic improvements.

New Business

A. **Building 9 Pathway Options:** Three options for pathway improvements were reviewed; options provided were crushed granite, concrete, and pavers. The Board agreed to defer the project due to cost but will explore a handyman-level solution. The Managing Agent will reach out for a couple of proposals**.**

B. **Crawlspace Repairs:** The Board reviewed a proposal for crawlspace repairs related to an ongoing foundation issue. Questions were raised regarding responsibility for the dryer vent, and the Board requested the proposal be revised to separate the dryer vent cost so it can be billed back to the homeowner.

C. **Rules & Regulations Distribution:** The Board discussed improving communication of community rules to tenants and owners. It was agreed to post rules on the community bulletin board and send periodic email reminders. Owners must provide current lease and tenant information to management within 15 days of tenant move-in. Management will send reminders to owners regarding leasing requirements and updated tenant info. The Board considered the leasing management program for future enforcement.

D. **Parking Security & Passes:** Maria provided samples of parking passes to Luiz, and the Board will seek quotes for bulk purchase. Once new passes are obtained, they will be distributed in person to owners or tenants with a current lease on file. Future replacement passes will be charged at cost plus an administrative fee. Elite Towing was confirmed as the current tow company, with enforcement expected to improve once updated new passes are implemented. Vehicle and motorcycle parking policies will be reviewed as needed.

Adjournment

There being no further business brought before the Board, Luiz moved to adjourn the meeting at 8:20 PM, seconded by James. 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 8:22 PM. The Board exited executive session at 9:34 PM.

Executive Session Decision

The Board reviewed the majority of the current delinquent accounts. The Board approved sending accounts 37728585, 37728589, 37737814, 37732549, 37728650, 37728685, and 37728651 to the Association’s collections attorney. As a courtesy, the Board directed management to contact account 37728687 and offer a one-month cure period to pay the balance in full. If the balance is not paid within that time, the account will be referred to the Association’s collections attorney.

Adjournment

There being no further business brought before the Board, Luiz moved to adjourn the meeting at 9:34 PM, seconded by William. With no further discussion, the motion carried unanimously.