

Star Harbour HOA 2023 Annual Meeting Minutes

Tuesday, December 5, 2023

6:30pm – 7:30pm

Zoom Virtual for All Participants

1. 6:31pm President (Craig Libby) Called meeting to order
 - a. Board member roll call
 - i. Craig Libby and John McAndrew present at start
 - ii. Jill Ziter joined a few minutes later
 - b. Craig welcomed everyone to the annual meeting
 - c. Craig Went over the agenda
 - d. When Jill joined, Craig asked for a motion to approve last year's annual meeting minutes. Motion by John McAndrew, seconded by Jill. 2022 annual meeting minutes approved
2. 6:37pm John McAndrew and Jill Ziter reviewed current balance sheet, annual dues collection status and neighborhood sign
 - a. Current balance is \$38,138.11
 - b. No questions on financials
 - c. Annual dues collection going well. 13 property owners still need to pay as of annual meeting
 - d. Jill provided a brief on neighborhood sign status. New proposed location shown. Currently, estimate is approximately \$3000 over agreed budget. Craig provided concerns and opinion that due to the extra cost, property owners may need to re-vote. Tabled until spring
3. 6:45pm Craig provided an update on post litigation remaining actions-
 - a. Briefly provided context on next steps
 - b. Light delays due to surveyor mistyping "weed treatment plant" on plat vs. correct "water treatment plant". Correction will take 2-3 weeks to fix and file
 - c. Goal is to have wrapped up by year end if possible
4. 6:48pm Craig introduced proposed HOA documents edits (phase 2)
 - a. Craig provided a brief context then went over each proposed change along with a high level timeline estimate for next steps
 - b. Kit Kosakowski requested time to discuss Lot B. Craig determined that given it needs sufficient time, he tabled it for now with the suggestion of setting up a separate Zoom meeting for any property owners interested
 - c. 7:12pm Craig mentioned current board positions open, as well as committee positions opened. The board is highly encouraging those interested to put

their name in for consideration. Craig mentioned possible annual meeting for board positions in April

5. 7:15pm Craig provided friendly reminders re:
 - a. No parking on street so snow plows can operate
 - b. Christmas lights need to be removed from trees and houses by April
 - c. Other topics?
6. 7:16pm Floor open to property owners
 - a. Mike Kosakowski brought up sidewalks not being passable during winter due to snow, mentioning state, county and city codes, as well as expressing concerns re: Lot 29. Craig responded by reminding Mike and the property owners of the progress made to date to clean up both Lot 19 and Lot 29 job sites. Craig said the board will go off line to come up with a reasonable expectation for clearing sidewalks
7. 7:21pm Craig reminded everyone of a possible April annual meeting and that a copy of the recording of the annual meeting along with meeting minutes will be sent out to everyone
8. 7:25pm Craig asked for motion to adjourn. Motion by Jill to adjourn, seconded by John, meeting adjourned

NOTES:

Post meeting actions:

1. Board to send out meeting minutes, recording of Zoom meeting, and proposed HOA document edits to property owners
2. Board to discuss and come up with a reasonable expectation of clearing sidewalks
3. Board to set up Lot B Zoom discussion for any interested property owners
4. Board to provide updates on status of remaining post litigation status
5. Board to come up with next steps regarding sign
6. Board to collect remaining annual dues payments by end of year