

# Meeting Minutes: Star Harbour Estates HOA Annual Meeting

Date: Tuesday, April 14, 2026

Meeting Called to Order: 6:02 PM

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## Attendance & Quorum

- **Total Representation:** 10 in person, 16 proxies collected, and 5 on Zoom.
- **Quorum:** Established and confirmed - 26 lots

## Approval of Minutes

- The minutes from the 2025 annual meeting were reviewed and approved without corrections.

## New Owners Welcomed:

- Lot 7: Clayton Rule
- Lot 9: Robert and Cynthia Putnam
- Lot 20: Raj and Sheily Panchal
- Lot 30: Todd and Sarah Chamberlain

## Financial Review

- A new reserve account was opened with a balance of \$20,064.22.
- The Operating budget currently stands at \$31,866.78.
- Recent/Upcoming Expenses:
  - Website (\$348.07) and annual meeting room fees (\$20.60)
  - Landscaping bid for spring clean up weeding and raking the rocks on the park strips: \$1050.
  - Pending: Tax preparation and state business renewal.
- A member raised concerns regarding the \$4,310 D&O insurance premium. The board agreed to bid this service out next year to ensure competitive pricing.

## Board Elections

Three candidates were elected to the HOA Board:

1. Karl Goerke
2. Scott Prugh
3. Leslie White

## Community Updates & General Discussion

- The HOA has engaged legal counsel to review options regarding Lot 29. Further updates will be shared as information becomes available.

- The grocery store originally planned at Keetley Square is now will be a liquor store. A new grocery store is planned for the Deer Cove area.
- Deer Cove has purchased Lot C (the large open space). The community was advised to monitor this closely.
- A crushed stone operation on Jordanelle Parkway was recently shut down

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**Meeting Adjourned:** Approx. 6:32 PM