

Star Harbour Estates Board Meeting Agenda

October 29th 6pm

Intro and Attendance (5 min) – Kelly

Financials + Reserve account (5 min) – Jen

Sign update (2 min) – Kelly

Neighborhood Pulse Update (5 min) – Kelly

Reminders (2 min) – Jen

New Business (2 min per member) - All

1. Jen opened the meeting and Kelly took attendance and established we had 10 lots represented in attendance
2. Jen went through the financials and talked through the differences between 2025 and 2026. Dues are unimpacted. Major updates included the cost of the sign coming out of capital expenditures, which did come in under budget from what was previously voted and approved by the neighborhood.
3. Homeowner asked why is our legal line item up? Jen explained that we have added money to this line for legal consultation regarding verbiage, liens, etc.
4. Homeowner asked to add a budget line item to revenue for future fines.. It was determined it is too soon to put a specific amount as no fines have been collected. This line item is already established as “Homeowner Fees” under Revenue in the budget.
5. Kelly provided an update on our new sign, and that we are testing out different lighting. We do not have electricity on that piece of land so will need to be creative.
6. Kelly shared the results of the quarterly neighborhood pulse. Included questions about limiting short term rental language, fractional ownership language, street lights and snow removal for the neighborhood.
7. Homeowners discussed short term rentals and laws surrounding fractional ownership.
8. Jen provided a few reminders around Dues going out November 1st due by the end of the year. In addition, we are encouraging other members to run for the board for our Annual meeting occurring next April.
9. Several homeowners discussed and asked what the options were for removing a board member due to conflict of interest. The board stated they will provide the CC&R language around this. See below.
 - a. Bylaws: Article 3.7: Board of Trustees - “Resignation or Removal - Any trustee may resign at any time. Any trustees may be removed prior to the end of his or

her term of office by an affirmative vote of a simple majority of the Members of the Association at a regular or special meeting called for that purpose.”

- b. Article 4.3: Removal - “All officers serve at the discretion of the Board and may be removed at any time by a vote of the majority of the Board of Trustees.”
10. Leslie White offered to help and support the Star Harbour Board
 11. Homeowner asked if the Board had filed Star Harbour as an HOA under the new law the Department of Commerce has established. The board confirmed yes we have.
 12. Meeting Adjourned