

Starweather HOA 2026 Annual Meeting Discussion Notes

Starweather Annual Meeting
Community Campus – Minnie Moore Room
July 22, 2026 @ 6:30PM

The Starweather Annual Homeowners meeting requires a quorum of more than 28 members be in attendance either in person, on the phone or via a proxy received prior to the meeting.

The required quorum was not met therefore the following business was not conducted:

- HOA board member elections were not held - we still have 3 open board positions
- 2025 Meeting Minutes have not been approved

Per HOA By-Laws, a second meeting must be scheduled & a quorum met to complete officer elections.

The following agenda items were discussed for informational purposes only – no motions or decisions were made related to following:

- **Road Chip/Seal:** This is still an open item, we are working with Bob Emory on getting some areas re-chipped, getting a secondary power sweep and getting a black fog seal coat laid.
- **Annual Budget:** We went over our operating budget in 2025 and while we are on track for 2026 should we have additional costs in landscaping or snowplowing we will go over in 2026 again. There was no motion or vote to increase our operating budget at this meeting as no quorum was met.
- **Total Assets/Cash:** The HOA has a current asset holding of \$237,160 in our accounts. However, \$152,160 of that is special assessment funds. Discussion took place that members felt like we were finally in a good cash position and they would like to retain the funds for future capital expenditures, however, no motion or vote took place on reallocating the remaining assessment money as no quorum for this meeting was met.
- **Boulders next to Speed Bumps at top of Starweather:** The two large boulders that are put next to the speed bumps at the top of Starweather are rolled into the field and not located next to the speed bumps. It was requested these be put back in place to prevent people from going around the speed bumps.
- **HOA Pasture Lots next to Highway:** The board is working with the Blaine County Disaster Recovery Services, reviewing potential for grant money and working with All Seasons landscaping to come up with a more “fire resistant” plan for these two lots. Chris Corwin with Blaine County DRS/Firewise will be taking drone footage of our land and coming up with a “Mosaic Landscape” option to slow/manage any potential fire hazards that may occur. As the plan develops and costs are known the HOA will keep the community informed.

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- **Fencing Post Removal:** It was noted that while our fencing in our pastures was repaired there is no opening for wildlife to easily get through. The discussion was that an opening should be made to allow wildlife better access.
- **Noxious Weed Management:** Better weed management and timing of treatment was discussed. It was generally accepted that we need to do better at this. It will take an increase in operational budget funds along with neighborhood participation to get this under better control.
- **Additional Speed Bumps/Stop Sign Discussion:** General discussion took place related to the addition of more speed bumps. Adding speed bumps was not favored, however, evaluating better placement of the current speed bumps was favored. The members also favored adding a stop sign at the river access intersection of Starweather & Teal.
- **Street Signs:**
 - **Starweather street sign at River access not visible:** It was noted that the current “Starweather” street sign at the river access corner of Starweather and Teal is not visible and needs to be fixed.
 - **New Street Signs or Fix/Repair Current:** A formal project for new street signs was approved years ago but never followed through. There are street sign plans that were designed and Jon Gilmour our property manager has a recent quote of \$9,000 for the new street signs. Some member felt the current ones could be reset, painted and fixed up. No decision was made on the matter other than this remains an open item.