

Starr Pass Shadows HOA Meeting

Wednesday, September 18, 2024, via Zoom

Present: Kathy Moroz, Linda Volkerink, Alysson Striner – board members, Jaime Ibrahim & Vkhadijah Smith – homeowners and Lorna De La Ossa, Association Manager

1. Call to Order
 - a. Meeting called to order by the president at 6:09 p.m.
2. Reports –
 - a. President report – nothing at this time,
 - b. Treasurer report – nothing at this time.
 - c. ARC report – 3rd and final walk through will be done by the end of September
3. Board meeting minutes dated January 17, 2024, were not read, but previously reviewed were unanimously approved.
4. Old Business –
 - a. Rock installation for curb strips and other common areas – proposal for Complete Landscape has been approved for \$2428.80 with up to a 5% increase because the proposal is more than 30 days old.
5. New Business –
 - a. 2025 Budget - It was reviewed with the increase in management fee of \$25 per month, the board approved unanimously.
 - b. Corporate Transparency Act – a federal law that requires certain businesses to disclose information about their owners and control to the Financial Crimes Enforcement Network (FinCEN). The CTA was passed by Congress in 2021 as part of the National Defense Authorization Act. The law's goals include: Combating financial crimes: The CTA aims to prevent money laundering, terrorist financing, corruption, and tax fraud. Protecting national security: The CTA is intended to protect national security interests and interstate and foreign commerce. Improving law enforcement: The CTA helps law enforcement counter illicit activity. The CTA requires certain entities to file a Beneficial Ownership Information (BOI) report with FinCEN. These entities include corporations and limited liability companies that are formed or registered to do business in the United States. The BOI report identifies individuals associated with the reporting company, such as those who exercise substantial control or own a significant percentage of the company. The CTA imposes civil and criminal penalties for violations of the reporting requirements. Civil penalties are \$591 per day of continued violation plus inflation, while criminal penalties can include a fine of up to \$10,000 and up to two years in prison. Lorna will get a picture of Kathi's ID at the annual meeting, so she can set everything up for Starr Pass by December 31, 2024.
6. Open Discussion - None
7. Next Meetings – Annual meeting November 13, 2024
8. Adjournment at 6:23 PM