

## MVHOA Board of Directors Meeting #102 on 10-10-2023

The meeting was called to order at 9:00 a.m. at the Palazzo. Present were President Margaret Jacobson, Treasurer Ginger Sorenson, Secretary Sharon Gittleman and At-Large Directors Peggy and Randy Mudd and Linda Phillips.

### Summary of Inter-Meeting Business (September 19 through October 9, 2023):

- Minutes from the September 19 Board Meeting were approved on September 22 and posted on our website on September 23.
- A potential candidate for the opening on the Board of Directors was unable to come for an interview with the Board on the 19<sup>th</sup> and was advised later that day that if still interested, the Board would invite her to attend the April 2024 meeting.
- A 2<sup>nd</sup> certified letter was mailed on September 22 to the Owner of 6021 Mia notifying him of the estimated cost of stucco repairs to be done by the HOA's contractor from the July 28 fire on the unit's patio.
- The Association's Annual Report to Homeowners, the 2024 Budget approved by the Board on September 19 and supplemental information regarding Reserves, and the ballot for electing Directors for the coming year and ratifying the 2024 Budget were mailed or emailed to Owners on September 27. The ballot deadline was set for 6:00 p.m. October 9.
- An email with photos was sent to City of Pasco officials on September 26 to alert them to the need to monitor City trees on Broadmoor Blvd. to avoid further damage to our masonry wall. The City responded on October 3 that the remaining trees will be removed within the month.
- The draft Audit and tax return for 2022 were received on September 26, distributed by the Treasurer to the Board on September 29 and approved on September 30.

### Reports:

#### a) CC&R Enforcement

No significant issues were reported.

#### b) Finances

- A motion was made, duly seconded, and unanimously approved to accept the August 2023 financial, balance-sheet and budget reports.
- The final on the 2022 Audit has been received and forwarded to the Secretary. It will be posted on our website for Owners to see.  
**ACTION:** Sharon/Webmaster

#### c) ACC

- Vern has Belza scheduled for repair work at 6021 Mia for October 18-20, 2023. The Owner will be billed for the work. In Vern's absence, Les will follow up with inspection with Belza after the work is complete.
- Stucco repairs will be reassessed in the Spring; nothing was deemed urgent enough to warrant repair this year.  
**ACTION:** ACC

- Requests for new plants will be evaluated in the Spring.  
**ACTION:** ACC
- Irrigation shutoff is scheduled for October 23.  
**ACTIONS:** Les/Heritage. Sharon plans to have the Fall/Winter newsletter out prior to shutoff so it can be announced therein.
- Monument repairs will also be scheduled for 2024 as no bids have been received to date.  
**ACTION:** ACC

#### **d) RV Storage Operations**

There are actually three spaces available. Sharon and Doug got the data updated and the spreadsheet has been turned over to Peggy to maintain.

#### **e) Palazzo**

Peggy reported no issues.

#### **f) HOA Phone and Email**

No issues were reported. One odd inquiry was whether a canopy could be erected in one's driveway for the Winter. The answer, of course, was "no."

#### **g) Rentals**

- Sharon reported we are still at our limit of 45 rented units. The sale of 6013 Vincenzo, when recorded, will remove the first Owner on the Waiting List. Also, 9604 Vincenzo is now on the market for sale. It is currently a rented unit so, when and if sold, this will allow the HOA to ask the next Owner on the Waiting List if they still want to request Board approval to rent out their Townhome.
- The death of an Owner who had moved to Ohio 10 years ago, unbeknown to the HOA, caused brief concern as to whether the Townhome had been improperly rented out in the interim. It turned out the unit was being used and well maintained by family members living in the area and regularly used by the Owner and his wife when they came back to Washington to visit family. The Townhome is expected to be placed for sale in the near future.

### **Old Business**

#### **a) Inquiry from Broadmoor Estates Owner**

No further word has been heard from an owner in Broadmoor Estates seeking to get the HOA to compensate for some trees on his property that died this year. Neither the HOA nor its contractors did anything that would have caused this.

### **New Business**

#### **a) Annual Directors Election and 2024 Budget Ratification**

- Fifty-four Owner ballots were received. The slate of candidates for the Board of Directors was unanimously voted in and the 2024 Budget was also unanimously ratified. The Board for the next 12 months consists of President Margaret Jacobson, Vice President Randy Mudd, Treasurer Ginger Sorenson, Secretary Sharon Gittleman, and At-Large Directors #5 and #6 Linda Phillips and Peggy Mudd.

- The number of ballots received was fewer than in 2022 (61) but more than 2021 (51). The Board briefly discussed possible ways to try to get more Owners to submit ballots. The matter will be taken up again next Summer.

**b) Annual Snow/Holiday Decorating Flyer**

Sharon presented the flyer, virtually unchanged from last year, but asked whether the Board thought “Other Important Winter Reminders” should include a caution about turning off one’s inside water valve if planning to be away for any extended period. Apparently over the years about a half dozen Owners have had the plumbing fail near the shutoff valve, causing a slow leak and interior damage when they were away for long periods. One Owner is currently having to undergo extensive repairs to her Townhome for this reason. The Board agreed this should be added.

**ACTION:** Sharon will add this to the flyer and get it printed for distribution to all Townhomes.

**c) Fall/Winter Newsletter**

Sharon reviewed the items already on her list for the next newsletter. She will be drafting this in the next few days for Board Members’ review and approval.

**ACTION:** Sharon; Board Members should submit additional topics to her ASAP.

**Adjournment**

There being no other business before the Board, a motion was made, duly seconded, and approved to adjourn the meeting at 9:50 a.m. The next scheduled in-person meeting will be in April 2024. Business in the interim will be conducted via email and/or teleconference as needed.

Respectfully submitted,

*Sharon Gittleman*

Sharon Gittleman  
MVHOA Secretary