

MVHOA Board of Directors Meeting #103 on 4-16-2024

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

Also present were Leslie Cannon and Jeff Phillips, Owners who had expressed interest in serving our community on the Board of Directors. Prior to the regular business meeting, the existing Board spent about 20 minutes interviewing the two candidates and answering their questions. When that discussion was wrapping up, Vice President Randy Mudd announced that he was resigning effective today for health and time-consuming family matters that were precluding him from being effective as a Board member. Because this now opened two slots on the Board and with Board members and the two candidates all enthused about them joining the Board, Jeff and Leslie were unanimously appointed, effective immediately. In subsequent discussion, Jeff accepted the position of Vice President, so Leslie will serve in the #7 At-Large Director seat.

Summary of Inter-Meeting Business (October 10, 2023, through April 15, 2024):

- Results of the Owner ballots ratified the 2024 Budget. Reelected were President Margaret Jacobson, Treasurer Ginger Sorenson and Secretary Sharon Gittleman. Randy Mudd was elected Vice President and Peggy Mudd and Linda Phillips elected as At-Large Directors.
- Minutes from the October 10, 2023, Board Meeting were approved on October 13 and posted on our website on October 15.
- The 2022 Audit was also posted on our website October 15.
- The Fall/Winter 2023 newsletter was mailed on October 19, emailed on October 20, posted on our website on October 22.
- The annual snow policy/holiday decorating flyer was distributed in late October to all residences. It was also posted on our website on October 22.
- In December, a lien was filed on one Owner and two others were notified that a response is needed regarding late payments.
- After the sale of 9604 Vincenzo, the Owner at the top of the Rental Waiting List received Board approval on January 2, 2024, to purchase a unit for rental purposes but has yet to make a buy.
- Kathy McKinney submitted her resignation from the ACC on February 24, 2024, due to health issues requiring frequent out-of-town travel.
- In March 2024, the Owner of 6021 Mia was notified of the impending lien for non-payment for the stucco repairs made last Fall after he had operated a barbecue-type appliance too close to the stucco exterior in July 2023.

Reports:

a) CC&R Enforcement

- A second fine of \$75 was imposed March 21 on the Owner of two dogs at 9605 Mia for repeated disturbances of the peace, letting one dog bark incessantly from the rear fenced patio and another inside the garage. Her first fine was levied in October 2023 after verbal and written warnings last summer of complaints regarding the barking dogs. Both Animal Control and Code

Enforcement were contacted and paid visits to the Owner. Nonetheless, the dogs are still repeatedly barking in the garage, especially when anyone is outside in neighboring yards.

- An abandoned vehicle in one of our parking lots, which turned out to be stolen from Des Moines, Washington, was towed away at the end of January. Another vehicle with Arizona plates was seen in a Guest Parking lot for quite a while but has been parked more recently on Mia for some time. Unfortunately, ours are City streets and there is little the HOA can do unless a vehicle is in one of our parking lots. Directors and all residents need to be vigilant for suspicious vehicle parking.

ACTION: Sharon will include in newsletter.

- The Board discussed the need to continue regular checks on garbage-can violations, be observant regarding front doors (such as unapproved colors), and entryways. Linda said that she's encountered some entryways with serious tripping hazards or cluttered doorways that could create a safety issue to prevent egress in case of fire or other emergency. These items will also be mentioned in the Spring newsletter.

ACTION: Sharon/Board.

- The Board also agreed that there should be some occasional walkthroughs of back yards to determine if other Covenants or Rules violations are occurring (it was later discussed that this could possibly be done in conjunction with annual landscaping and/or stucco repair assessments).

ACTION: Board/ACC.

- Roaming cats were discussed. One such cat that has generated a couple of complaints does not even reside in Mediterranean Villas, so little can be done, short of a resident trapping it and taking it to Animal Control to identify its owner.

b) Finances

- There was discussion on delinquencies. The dues for one address have been paid in advance and that account is okay. Another Owner paid up her dues in full just two weeks after a lien was filed. The remaining significant delinquency involves the one who owes the HOA reimbursement for fire-damage stucco repairs; the Owner is merely paying \$100 a month toward the \$2,755 bill and has been chronically late paying this and his monthly dues, which compounds the late fees and interest. The Board agreed with Treasurer Ginger that the extra amount is too small to impact the total owed and will take years to pay down. If the same scenario occurred in March, Ginger will send another letter requesting that the amount against the stucco repair invoice be increased substantially and insist that the Owner must also stay current (not pay late). Otherwise, a lien will be filed.

ACTION: Ginger.

- A motion was made, duly seconded, and unanimously approved to accept the September through December 2023 and January and February 2024 financial, balance-sheet and budget reports.
- Ginger reported there's been significant work required on her part to assist the firm updating our Reserve Study. She's also helping to gather information required for the 2023 Audit.
- Ginger also said we paid \$8,300 in estimated 2023 taxes, but she has not seen any paperwork to explain why the amount should be more than double what was budgeted and expected. One concern is that the fees collected for RV Storage are being misreported as income. She will report back to the Board as soon as she receives the relevant paperwork.

ACTION: Ginger.

c) ACC

- Linda will take the lead in getting an ACC meeting scheduled as soon as possible and have Vern and Ginger Sorenson attend via telephone.

ACTION: Linda.

- A long list of ACC actions and projects were briefly reviewed, including the annual assessments which need to be undertaken for landscaping (needed plant/shrub removals and/or replacements) and stucco repairs. [The Board reiterated that Owners need to understand not every dead plant or shrub removed will necessarily be replaced.] In addition, there are numerous projects the ACC must discuss and prepare for Board approval: trim painting; monument repairs; parking lot sealing; and phased edging- and drip-line replacement needs.

ACTION: ACC

- A concern recently raised to the Board about Owners who stuck some small plants in dirt gaps in a retaining wall was discussed. Ginger pointed out that the little plants are all succulents, which have no significant root systems and will not damage the blocks, so it is a non-issue.
- The grass on the hill below portions of the new block wall installed last Summer is slowly starting to renew itself. Margaret said Heritage's irrigation specialist recommended that the HOA give it some time to recover before considering resodding or other expensive measures. Thus far, no Owners have complained about it, understanding the circumstances that occurred during the wall's construction.
- The damage to the end of a privacy wall at 9615 Vincenzo was unanimously deemed not an HOA expense but will be repaired by the HOA with reimbursement required by the Owner. The property is currently for sale. Sharon will so notify the real estate agent who called and inquired about the matter on behalf of the prospective buyer.

ACTION: Sharon.

- The City-maintained portion next to our perimeter wall north of our Broadmoor Blvd. entrance is looking poorly with stumps sticking up and lots of weeds. Sharon offered to contact the City to ask when they are going to clean up the area.

ACTION: Sharon.

d) RV Storage Operations

Sharon reported only one space is vacant. Doug Stredwick will be back from Arizona in mid-May and will be asked to assess the weed situation before it gets out of control and the need for restriping the lines in the lot.

e) Palazzo

Peggy takes a photo of each month's schedule and checks for cleaning needs before and after each use. Peggy said one recurring user's name and phone number is not legible; Sharon said she knew who it was and would ask her to write her information more clearly.

f) HOA Phone and Email

Sharon reported no issues that have not already been dealt with by the Board from the 30 or so phone calls and like number of issues raised via email over the past five months. There has been a

notable increase in spam calls and emails, however, which are not counted in the number of phone calls and emails she reported.

g) Rentals

Sharon reported we currently have 44 rented units, with the January 2024 sale of 9604 Vincenzo, which is now an Owner-occupied Townhome. Another Townhome, 9822 Vincenzo, that has had rental permission is now for sale. Unless and until it is sold and becomes Owner-occupied, however, we cannot extend an opportunity to the next name on the Waiting List. There are four names on the Waiting List.

Old Business

None.

New Business

a) Tumbleweed Removal

There was discussion about the serious tumbleweed issue for a small number of Owners when we get strong windstorms, and the undue expense to the HOA (over \$2,000 in one recent case) to call Heritage out to remove and dispose of the tumbleweeds. Unfortunately, the problem won't go away until the adjacent vacant lot is developed, and Ginger pointed out that once they're on our property it's our issue to deal with. Sharon noted one of the Owners affected has made repeated calls to Code Enforcement which must have had some effect because the lot was cleared after the last big storm of the piles of loose tumbleweeds. A small pile, however, now sits in the corner where the storage business fence and our wall come together. Sharon will call Code Enforcement and ask to seek action from the vacant lot's owner to be proactive before the tumbleweeds become a problem with the next strong wind.

ACTION: Sharon.

b) Spring Newsletter

Sharon said she plans to describe the kinds of projects the Board and ACC are working on without giving specifics, just to let Owners know the various kinds of things we are trying to address. She will be drafting the newsletter soon for Board Members' review and approval.

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

Adjournment/Next Meetings

Dates for the rest of the 2024 regularly scheduled Board meetings will be May 21, June 18, July 23, August 20, and September 17. The July meeting is a week later than usual due to travel plans of some key Board members. The October meeting date will be decided later in the Summer.

There being no other business before the Board, a motion was made, duly seconded, and approved to adjourn the meeting at 10:45 a.m.

Respectfully submitted,

Sharon Gittleman

Sharon Gittleman,
MVHOA Secretary