

MVHOA Board of Directors Meeting #98 on 5-16-2023

The meeting was called to order at 9:00 a.m. at the Palazzo. Present were President Margaret Jacobson, Vice President Dan Suter, Treasurer Ginger Sorenson, Secretary Sharon Gittleman and At-Large Director Linda Phillips. Also present were Randy and Peggy Mudd, Owners who had expressed willingness to help serve where best suited on either the ACC or Board of Directors but had been unable to attend the April 11 Board meeting.

The Board spent some time with the Mudds discussing HOA needs and how the two of them might best serve the HOA. After the invitees were dismissed, Board members discussed their assessment. The result is reported under **Old Business**, below.

Summary of Inter-Meeting Business (April 11 through May 15, 2023):

- Appointment of Linda Phillips to the Board as an At-Large Director was confirmed on April 12, along with appointments to the ACC of Jerry and Kay Chichetti, Kathy McKinney and Paul and Leah Miller. Karene Hill also accepted a role as record keeper for the RV Storage Area.
- Letters regarding the fence replacement plans were emailed to landlord-owners and sent via Certified U.S. Mail to all property owners on the other side of our fence on April 14. Letters to the balance of our owners who could not be reached with Board members' door-to-door canvassing were sent out on April 23 (via U.S. Mail) and April 25 (via email).
- The April 11 Board Meeting Minutes were approved on April 16, distributed on the 17th and posted on the website on the 20th along with other updates to the website.
- The text of Sections 17 and 18 to be added to the Rules & Regulations was approved by the Board via email on April 21.
- Ginger distributed the Level II Reserve Study with site visit for Fiscal Year 2024 to Board members on May 9.
- A notice was sent by the Secretary on May 10 to all RV Storage Area users updating them on the Board's discussion of security at the facility.
- The Spring 2023 edition of the *Mediterranean Sun* newsletter was distributed on May 12 by U.S. Mail and email on May 15. It was posted on the website on May 16.

Reports:

a) CC&R Enforcement

- Dan reported all issues have been resolved at 6013 Mia. The bird feeder is gone and the two remaining stucco attachments are attached with Velcro so no penetration of the stucco is involved.
- He said there were two vehicles in Guest Parking and his inquiries around as to whom they belonged gave no clues. But someone he talked to, Dan having mentioned that towing would cost the owners several hundred dollars, must have known who they belonged to as the vehicles left Mediterranean Villas shortly thereafter and did not even belong here.

b) Finances

- There was discussion about an Owner whose dues payments are getting in arrears again. She will be sent a letter advising that she is in danger of having a lien imposed, which would incur the added costs of \$300 for processing and \$300 to get the lien released.

ACTION: Ginger.

- A motion was subsequently made, duly seconded, and unanimously approved to accept the March and April 2023 financial, balance-sheet and budget reports.
- Ginger has made the switch of insurance company as approved at the April Board meeting. The HOA is now covered by RPS through Tri-Cities Insurance Professionals. The switch resulted in \$3,000 savings but then we increased insurance on the Palazzo due to the rise in replacement costs. A refund from the previous insurance company will be forthcoming.
- Ginger has taken care of the transfer of funds from Wheatland, as also approved at the April Board meeting. The Board-approved transfers from our GESA and HAPO accounts will take place in August and June, respectively, when CDs at each institution will be maturing.

ACTIONS: Ginger.

- The Board discussed the new Reserve Study for 2024. All agreed this was probably one of the most readable of our Reserve Study reports to date. Noted was the timing of stucco coating and similar repairs being further out in time for units in Phases 1, 2 and 3 than for Phases 4 and 5 – a recognition that affirms the Board and ACC’s long-standing assertion that units in Phases 4 and 5, for which the developer used different coating processes, are holding up less well than the older buildings.

Accurate Reserve Professionals, the company performing the Study, naturally recommends we be fully funded and suggests dues be \$144/month. Ginger said her own calculations based strictly on inflation would put our dues at about \$160 and using a cost-of-living model would put them at nearly \$152 monthly. However, some of the cost estimates in the Study itself were far higher than what we have experienced and did not consider the funds we have been able to move to our Operating Account to cover annual projects. Ginger annually projects our Reserve Funds needs for the coming five-year period. In the end, the Board agreed it has discretion to act as it sees fit; the Reserve Study is merely a guideline. There will be more discussion later this year as project planning and budgeting for 2024 get under way.

c) ACC

- Ginger said there will be some “settling in” before the Board can really determine how well each of the new ACC appointees will work out. Leah was helpful in the landscape walk-around, though her schedule limits her availability on several weekdays. Paul was going to walk with Vern to assess building issues but might have difficulty doing so at this time. Kathy, however, took charge of getting the towing company’s signs promptly replaced and is checking the parking lots for repair issues. It was noted that a couple of new members, however, are possibly themselves not in compliance with our R&Rs; this issue will be addressed before they are given further assignments.

ACTION: Dan will pursue the latter matter as a possible enforcement issue.

- The Board discussion then focused on the block wall replacement for the aging wood north fence. While no one has objected to the block wall itself, a couple of Owners are unhappy with the prospect of losing some trees in their back yard that simply cannot be maintained adjacent

to the wall. This will not stop the project from moving forward. The Board also agreed that if the project is to be done right, we should and will do whatever is necessary to make that happen, even if it means what we had budgeted for Reserves this year goes toward added expenses for the project. The Board approved a bid of \$19,823 plus tax from Heritage for removal of a bed containing arborvitaes that will be replaced with sod after the wall is constructed. The Board had hoped to discuss some other issues with the representative from Hernandez Masonry; because he did not attend the Board meeting, follow-up contact will be made. Sharon reported no success in contacting the suggested City Building Division staffer and suggested the permit application be sent in via email, as the City is accepting them in that manner. The Board unanimously approved of doing this.

ACTIONS: Ginger regarding the Heritage bid; Sharon regarding follow up with the Hernandez Masonry representative and filing the permit application via email.

- Resodding has taken place where five trees were removed in the Majestia Park area last year. One or two of the areas were not well done, however.

ACTION: Ginger will ask Heritage to rework some of the job.

d) RV Storage

Sharon reported a good meeting with Doug Stredwick and Karene Hill. Karene plans to digitize the current RV Storage Agreements, and Doug has already been busy checking the status of license tags and restriping the spaces.

e) Palazzo

No issues. See also **the Old Business** report below.

f) HOA Phone and Email

Sharon reported 15 phone calls and a half-dozen or so emails, excluding the consents for the fence replacement that came in, since the last meeting.

g) Rentals

- Sharon reported that she discussed with a Landlord-Owner whose unit has been empty for quite some time the fact that our Lease R&Rs give the Board the right to revoke his rental permission if we so choose because we are at our cap and a Waiting List exists. He agreed to the discussion constituting his 30-day notice to get new lease paperwork submitted for a tenant by June 10, 2023. The discussion was backed up in writing (via email), with which he concurred.
- A renter moved out on Vincenzo and apparently neglected to arrange for BDI to pick up the garbage can, which has been sitting out, full, for a couple of weeks.

ACTION: Sharon will contact the Landlord-Owner.

Old Business

a) Board Vacancies

After a brief discussion, a motion was made, duly seconded and approved unanimously to appoint both Peggy and Randy Mudd to the Board of Directors to fill the unexpired terms of At-Large Directors 6 and 7. Both were deemed good candidates to add additional perspectives to Board

decision-making as they are long-time Owners here. Peggy also said that she was quite willing to take on oversight of the supplies for the Palazzo and help monitor usage and determine when cleaning is required; the Board is pleased this work scope may be removed from Margaret's plate. **ACTION:** Sharon will notify the new appointees on behalf of the Board.

b) Miscellaneous Repairs

Sharon has sent inquiries to two handymen but has yet to receive responses.

New Business

No items.

Adjournment

There being no other business before the Board, a motion was made, duly seconded, and approved to adjourn the meeting at 10:57 a.m. The next regularly scheduled meeting will be June 20.

Respectfully submitted,

Sharon Gittleman

Sharon Gittleman
MVHOA Secretary