

## MVHOA Board of Directors Meeting #99 on 6-20-2023

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 Directors Peggy and Randy Mudd. Director Linda Phillips was absent and excused.

Before getting the Board's business meeting under way, the Directors spent about 45 minutes discussing the fence replacement-block wall project with representatives of Hernandez Masonry, our contractor for the job. Issues and expectations on both sides were clarified.

### Summary of Inter-Meeting Business (May 16 through June 19, 2023):

- On May 16 the Secretary emailed a permit application on behalf of the HOA to the City for construction of the block wall to replace the aging and deteriorating wood fence on our northern border from Broadmoor Blvd. to Midland Lane. The Permit Review Fee was mailed on May 19 and the Review placed On Hold by the City on May 30. The Secretary requested an extension on June 9 so that the HOA can address the City's concerns and submit a revised application.
- Appointments of Peggy and Randy Mudd to the Board of Directors in At-Large Seats 6 and 7 were confirmed on May 17.
- On May 18, Dan investigated a potential enforcement issue on Vincenzo and reported it to Board Members as a non-issue.
- On May 18, the HOA/ACC's Preferred Vendor List was updated by the Secretary, including a handyman for potential use only by the Board of Directors or ACC as needed.
- The May 15 Board Meeting Minutes were approved and distributed on May 18 and posted on the website May 20, along with updates to the list of Directors.

### Reports:

#### a) CC&R Enforcement

The Board briefly discussed its practice of not routinely checking back yards to afford residents their privacy as much as possible, but lately, finding serious issues with prohibited stucco attachments and unapproved plantings seem to require a change in that approach.

#### b) Finances

- A motion was made, duly seconded, and unanimously approved to accept the May 2023 financial, balance-sheet and budget reports.
- With the maturity of a CD for more than \$271,000 at HAPO this month, \$20,000 was deposited in our Operating account, as previously approved to help pay for the fence project. Another \$20,000 was withdrawn and went into a consolidated account at Umpqua (formerly Columbia) Bank, bringing our total there to about \$223,000. HAPO did a price match on the remaining balance from the CD of approximately \$230,000, giving us a 4.35-percent rate on a 5-year CD.
- Ginger said we still need to open another account to keep our funds within the FDIC bounds. A motion was made, duly seconded and unanimously approved to open an account at Yakima Federal.

**ACTION:** Ginger and Margaret.

- An Owner whose dues payments are getting in arrears again was 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. Ginger said a lien will be processed if no payments are forthcoming this month.

**ACTION:** Ginger.

#### **c) ACC**

- Repair was made to one of the resodding spots where trees were removed in the Majestia Park area last year. One still has exposed roots and is ringed with weeds.

**ACTION:** Ginger will ask Heritage to follow up again.

- Plants have been marked for removal and a list of locations where new or replacement plants will go has been submitted to Heritage, but Ginger has not gotten word on when the work will take place. Some of the spray paint to denote plants for removal has already worn off. Nonetheless, one very dead juniper has already been removed and a nice narrow arborvitae planted in its place.
- Ginger provided those who attended the June 13 ACC meeting with the Scope of Work for the landscaping contract which is up for bid this year for 2024 and hopefully be a multi-year contract. Margaret requested the Board also be given copies of the Scope of Work so input can be given to Ginger, and she can get the solicitations out in a timely manner.
- Ginger reported that the ACC will be bringing two 2024 projects to the Board for approval: parking lot resurfacing and trim painting in Phase 4. The ACC will next meet on July 11.

**ACTIONS:** Ginger. ACC and Board members should get input to Ginger as soon as possible.

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

- Problems with one of the gates were fixed by Les and Doug.
- Doug restriped spaces and continues to work to get all registration tabs checked.
- Sharon reported only two spaces are available, with the smaller of the two tentatively lined up for a new Owner who plans to sign an RV Storage Agreement in early July.

#### **e) Palazzo**

Peggy reported the first-aid kit is locked up. She will see that it is on the counter for users' access when events are scheduled in the facility. She will also discard any medications that are in the kit.

**ACTION:** Peggy.

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

Sharon said she will need to record a new greeting if her plans to travel to Canada in July come to fruition because the HOA's Tracfone does not operate in Canada. She will tell callers to either email the HOA or drop a note in the HOA mailbox during the week she will not be able to take calls.

**ACTION:** Sharon

#### **g) Rentals**

- Sharon reported that a Landlord-Owner whose unit has been empty for quite some time has engaged the services of a property manager who already manages several rentals in Mediterranean Villas. A new tenant is expected to be chosen shortly.
- A Landlord-Owner took care of a garbage can left on the street when his renter moved out without notice in early May. He reported his tenant left the place spotless and shampooed the carpets but he was puzzled as to why his tenant gave no notice to vacate. A new renter will be moving in on July 1. The Owner plans to upgrade both his Mediterranean Villas rentals by installing patio covers.

### Old Business

None.

### New Business

None.

### Adjournment

There being no other business before the Board, a motion was made, duly seconded, and approved to adjourn the meeting at 10:53 a.m. The next regularly scheduled meeting will be August 15.

Respectfully submitted,

*Sharon Gittleman*  
Sharon Gittleman  
MVHOA Secretary