



Owners' Association

Mountain Gate HOA Meeting Minutes

Date and Time: 03/14/2022, 7:30 PM

Location: Video Conference

Board Members Present: Rob Marreel, Matt Kleinke, Valerie Senff, Aaron Reiter

Violation Appeal Hearing

- None this month

Meeting Minutes Approved

- February minutes approved

Financials

- Bank account values were reviewed.
 - o Checking = \$7,331.14
 - o Savings = \$16,888.45
 - o CD = \$20,534.56
- Outstanding Dues: 0
- Title Requests: Information on a few houses came in via email. Nothing came in via mail.
- Welcome Packets: 0

New Business and followup on previous action items

- HOA services were contacted on March 4th because the sign wasn't working. They said they would come out early the next week but failed to come out. The speed sign is dead still. Valerie will contact them again.
- The speed committee is meeting on March 15th. They are focussing on goals for the upcoming year.
- Aaron contacts a sprinkler person who will come out to investigate the leak once the system is turned on.
- Aaron spoke with Cynthia to see if she would be willing to keep working on the front entry. She said she would be willing to keep going.
- Matt spoke with the homeowner on the end of Tarleton who cut down the trees. They said that they needed to remove the trees as they were not safe and a neighbor complained.
- There has been a rise in tree issues. Owners are not happy with neighbors removing trees.
- A house topped a tree. We need to work on getting owners to stop topping trees. Also need to get communications out about tree maintenance and removal in general.
- The content for the March community email will be moved to the April email.
- Annual dues process: Dues are required to be sent in by May 1st. Goal to get them mailed by April 1st.
- Email blast had 80% open rate for the Feb update and 72% open rate for the speed committee email.

- We need to create a lawn sign for the front entry that reminds people of the annual meeting. An email blast the day of could also help get more attendance.
- Annual meeting set for May 17th, 2022 at 7:30pm - 9:00pm. The agenda will be set at the April monthly meeting.
- The board approved the expense for the speed committee to spend up to \$5,000. Ideally looking for two signs but at least one good one. The funds will come out of the current fiscal year operating budget.
- We will need to sign up for the zoom subscription for the month of May so that we can use that platform without restrictions.

CC&R Violations

- 15340 Ashely
 - Board asked the neighbor to confirm the chickens were still there. Neighbor did not respond for multiple weeks. Chicken issue recently confirmed by neighbor. A Second Notice letter was sent to the homeowner to remove the chickens. Homeowner has the right to appeal at the next meeting.
- 15451 Peachtree
 - A neighbor complained about lots of issues with moss and potted plants left in the driveway. The homeowner was contacted and agreed to take care of the issue.
- 14950 Ashely
 - Construction debris removed.
- 15213 Ashely
 - Pile of gravel has been left in the driveway for quite a while. So far just left at a verbal notice. No letter has been sent.
- 15242 Peachtree
 - Pavers in the driveway. They are actually new pavers continually coming in. They are working on removing them.
- 15316 Peachtree
 - Removed christmas lights but left the hangers on the gutter. Matt will send an email to see if they can get rid of the hangers on the gutter.
- 14485 Peachtree
 - Election sign has been taken down.
- 14560 Peachtree
 - Front and back yard issue. Need to get more info from the neighbor but this homeowner needs another letter. They are still in the fine window so technically can be fined right away.
- 14545 Peachtree
 - Front yard not in a kept manner. Needs to fix exposed stumps, shrubbery not maintained, lighting in disrepair, pavement covered with moss, overgrown yard in general, empty planter pots with nothing in them, grass is fairly patchy and filled with weeds.
- 14718 Scarlett
 - Yard needs to be improved and topped trees need to be addressed. Letters will be sent to them.
- 14744 Scarlett
 - Wheelbarrow and tarp in driveway for about a year.
- 14776 Scarlett
 - Christmas lights in the bushes, pots with dead plants, and broken screen.
- 15032 Scarlett
 - Excess moss on the driveway.

- 14961 Ashley Drive
 - Barkchips in driveway have been there for about a month. Need to get a plan for when they will remove the chips. Car in front of house needs to be removed.

Action Item:

- Valerie - contact HOA services to get the speed sign working again.
- Valerie - look up other services outside of HOA services.
- Valerie - work with the speed committee to look at new sign options.
- Valerie/Rob - Write up a community email focussed on tree maintenance.
- Andrea - Send out welcome packets.
- Matt - go to the bank with Aaron to update accounts.
- Aaron - Turn sprinklers back on April 1st and meet with the sprinkler repair person.
- Aaron - To purchase a \$100 gift card.
- Aaron - Meet with Matt to work on the dues mail merge so dues can be sent out.
- Everyone - Go around the neighborhood and look for topped trees.
- Matt - Will send out emails/mail to owners of trees that have been topped letting them know that they can no longer top street maples.
- Andrea - Get a welcome packet to the house on Charleston.
- Rob - Create annual meeting lawn signs.
- Valerie - Present speed sign options at the April HOA meeting.
- Rob - Sign up for a zoom subscription for May.
- Matt - Will email the homeowner about two neighbors who she filed a complaint against to get more info on the backyard issue.

Next meeting: Monday April 11th @ 7:30pm at Rob's house.

Meeting adjourned at: 9:58pm