



MOUNTAIN GATE

Owners' Association

Mountain Gate HOA Meeting Minutes

Date and Time: 09/13//2022, 7:30 PM

Location: 14920 SW Ashley Drive

Board Members Present:

Rob Marreel, Matt Kleinke, Mark Weggeland, Valerie Senff, Aaron Reiter (by phone)

Agenda

- Review 2022 Annual Meeting Presentation
- Review Meeting Minutes - board dinner / post on website
- Financial Review - provided by Aaron before meeting
- Welcome Packets - new owners?
- Violation Updates
- Special Topics / New Business
- Action Item Review

Violation Appeal Hearing

- Nothing to discuss

General

- Meeting began at 7:40 pm
- Approved minutes from 5/25/22 meeting

Financials

- Bank account values were reviewed. Everything balances out.
 - Update: Checking = \$13,678.99 , Savings = \$16,889.30 , CD = \$20,535.74
- Dues
 - 7 dues left
 - sent 1 letter out in July
 - second letter within September including fine schedule
- Title Requests
 - None
- Misc Cost updates:
 - Sprinkler repairs - ~\$1,600
 - Keep on radar - CD up in Nov, doesn't pay any more than a savings account - board agreed to exit CD for better option.

Welcome Packets

- Reviewed new neighbor welcome packet. Will simplify the ACC letter (see Action Items).
- Need to have a better system for notification of new owners - maybe Zillow?
- New neighbors - see Action Items for partial list and follow-up plan.

CC&R Violations

- Reviewed HOA Notice Spreadsheet
- 15060 SW 137th Place - letter sent and issue closed
- 14709 SW Scarlet - letter sent and issue closed
- 14985 SW Peachtree - 1st letter sent, issue not resolved - 2nd letter to be sent certified.
- 14560 SW Peachtree Drive - outstanding fines (\$150). New letter showing remaining fines with our new violation items (overgrown shrubs, broken landscaping lights, etc.) - AR board to review.
- 15548 SW Peachtree Drive - send letter unkept grass, weeds.
- 14894 SW Scarlett Dr - get status update on remodel and progress on landscaping - AR Matt

Special Topics / New Business

- Speed and Safety committee - Update from Valerie
 - Rep Courtney Neron - State Rep. Re-Election - she would be interested in joining the speed committee forum (??)
- PayHOA review - didn't work, costs too high. Continue with the current process and evaluate online pay through the current website.
- Monthly Communication blast
- Initiatives from Annual Meeting
 - CC&R modernization - AR Rob contact legal
 - Trees - AR Rob to map out neighborhoods.

Previous Action Items

- Rob to get PayHOA account set up.
- Matt to finalize Roles & Responsibilities chart and circulate for approval
- Mark to get up to speed on Secretary duties and work with Aaron to update directory

New Action Items

- Refresh the ACC & Welcome letter - Valerie (with support of Rob)
- Secretary to compile home sales data each month from Zillow for distribution of new neighbor packets - Mark
- Send out/drop off welcome packets to all recent new owners - Mark
- 14985 SW Peachtree - need to send a second letter - Mark
- 14560 SW Peachtree - need to summarize fine schedule and send new notice - ???
- 14894 SW Scarlett Dr - get status update on remodel and progress on landscaping - AR Matt
- 15548 SW Peachtree - need to send a letter - Mark
- 13610 SW Rhett - need to send a letter about watering requirements of CCRs - Mark
- 15056 SW Scarlett - have a chicken wire fence in backyard. Need to put up a fence - Mark
- Invite full Speed & Safety Committee to next month's meeting to hear report - Valerie
- Prepare a document to brainstorm topics for Courtney Neron to address with Speed & Safety Committee - Matt
- Make arrangements for an online pay system for annual dues, fines, and fees - Rob
- Restart monthly communication email - Valerie
- Follow up with owners at 15047 SW Ashley to address tree-related issues - Matt
- Discuss holiday decorations and plans for a community walk at next board meeting - Valerie

- Present proposal for holiday lighting at neighborhood entrance - Ryan Senff
- Find out how much a revision of CC&R's would cost (rough estimate from attorney) - Rob
- need to put together a plan for management/replacement of maple trees covered by CC&R's -
- map maple trees in each neighborhood that are covered by the HOA CC&R's. - Rob to split up neighborhood among board members.
- New owners at 15025 SW 137th, 15060 SW 137th, 13710 SW Charleston, 14450 SW Peachtree, 13637, 13623, 13615 Tarleton Ct., 15548 SW Peachtree, 15371 SW Peachtree. Check this list against sales from last 6 months. Check Aaron's dues spreadsheet and compare with recently sold list to confirm names - Mark

Pick next meeting time: Proposed October 18, 2022 7:30pm - Valerie's House + Virtual for guests.

Meeting closed at 10pm