

Owners’ Association

**Mountain Gate HOA Meeting Minutes**

Date and Time: 10/04/2022, 7:30 PM

Location: Valerie Senff home

Board Members Present:

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

Agenda

* Conversation with Speed & Safety Committee
* Review Meeting Minutes
* Financial Review
* Welcome Packets - new owners?
* Violation Updates
* Special Topics / New Business
* Action Item Review

General

* Meeting began at 7:37 pm
* Discussed recent damage to mailboxes. Repairs have already been made. Mailboxes are owned by the Post Office.
* Approved minutes from 9/13/22 meeting

Violation Appeal Hearing

* Nothing to discuss

Speed & Safety Committee

* Discussion of best way to go forward with committee: Maureen McKnight expressed concern about high speeds on Peachtree. Need to be realistic about time commitment and what the county is willing to do. Can probably run the committee with 3 active members. Need to have an initial meeting with the county to share our data and request a meeting with the neighborhood safety program. Let them know we are serious. Maureen is happy to do a lot of the work, but probably shouldn’t be the head. Probably need about 2 meetings with the county.
* Discussion of working with Courtney Neron: Send her an email summarizing the topics that are important to our community following collection of speed data and submission to county

Financials

* Bank account values were reviewed. Everything balances out.
  + Update: Checking = $12,989.52 , Savings = $16,889.44 , CD = $20,539.74
* Dues
  + 7 dues left
* NEW Topic: Would it be prudent to increase the HOA dues? Recommendation is to increase the dues to $100 per year. This will be considered as part of the CCR renewal. Also discussed accepting electronic payments.

Welcome Packets

* Obtained a list of recent home sales (last 6 months) from Zillow. Will use this list for distribution of welcome packets when updated ACC letter is ready. Mark will check Zillow monthly for new sales going forward.

CC&R Violations

* Discussion: Discussed whether the HOA should be more aggressive towards violations. Have tried many approaches in the past, but generally favored a neighborly approach to working with problem homeowners. Consensus is to use the Mtn Gate email account to provide a paper trail, get consensus from 2 board members.

Special Topics / New Business

* Presentation on Christmas Lights at neighborhood entrance: Ryan Senff presented some options for illuminating the neighborhood entrance on Peachtree and Bull Mtn Rd. Total cost would be less than $1,000. Ryan is willing to do most of the work, and probably only possible this year. Storage of lights is a potential issue. Consensus was to go with the “Fairy” lights in warm white with net lights. Ryan to begin work.

Previous Action Items

* Refresh the ACC & Welcome letter - Valerie (with support of Rob) *Ongoing*
* Secretary to compile home sales data each month from Zillow for distribution of new neighbor packets - Mark *Ongoing*
* Send out/drop off welcome packets to all recent new owners - Mark *Ongoing*
* 14985 SW Peachtree - need to send a second letter - Mark *Done*
* 14560 SW Peachtree - need to summarize fine schedule and send new notice - Matt *Ongoing*
* 14894 SW Scarlett Dr - get status update on remodel and progress on landscaping - AR Matt *Ongoing*
* 15548 SW Peachtree - need to send a letter - Mark *Done*
* 14894 SW Scarlett - yard needs attention. Need to determine if house is “in construction”? *Done*
* 13610 SW Rhett - need to send a letter about watering requirements of CCRs - Mark *Done*
* 15056 SW Scarlett - have a chicken wire fence in backyard. Need to put up a fence - Mark *Done*
* Invite full Speed & Safety Committee to next month’s meeting to hear report - Valerie *Done*
* Prepare a document to brainstorm topics for Courtney Neron to address with Speed & Safety Committee - Matt *Done*
* Make arrangements for an online pay system for annual dues, fines, and fees - Rob *Ongoing*
* Restart monthly communication email - Valerie *Done*
* Follow up with owners at 15047 SW Ashley to address tree-related issues - Matt *Ongoing*
* Discuss holiday decorations and plans for a community walk at next board meeting - Valerie *Ongoing*
* Present proposal for holiday lighting at neighborhood entrance - Ryan Senff *Done*
* Need to put together a plan for management/replacement of maple trees covered by CC&R’s *Ongoing*
* Find out how much a revision of CC&R’s would cost (rough estimate from attorney) - Rob *Done*
* map maple trees in each neighborhood that are covered by the HOA CC&R’s. - Rob to split up neighborhood among board members. *Done*
* 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 *Ongoing*

New Action Items

* Put a note in the next newsletter to watch for any vandalism to mailboxes - Valerie
* Pull speed data from radar sign and summarize for county - Valerie
* Recruit 2 more people to work on Speed and Safety Committee - Matt
* Check on CD in November to see if we can get a better rate - Aaron
* Follow up with attorney on raising dues - Rob
* Send overdue dues letters to remaining unpaid accounts - Aaron
* Develop a model of future HOA expenses as part of dues increase justification - Rob
* Find out how much a revision of CC&R’s would cost (rough estimate from attorney) - Rob
* Ryan to meet Mark to look at power panel as part of Christmas lighting project - Mark
* All board members to work through Mtn Gate email account and cc: board to document violations - All
* Hire an arborist to review the maples in the neighborhood for overall health and feedback to board as part of the annual “tree letter”. Budget is $600. - Mark
* 14560 SW Peachtree - need to summarize fine schedule and send new notice - Matt
* Send out late notices for dues - Aaron

**Pick next meeting time: 7:30pm Nov 14th**

**Meeting closed at 10:03 pm**