

Owners’ Association

**Mountain Gate HOA Meeting Minutes**

Date and Time: 11/16/2022, 7:36 PM

Location: Virtual

Board Members Present:

Rob Marreel, Matt Kleinke, Mark Weggeland, Valerie Senff

Agenda

* 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
* Approved minutes from 10/4/22 meeting

Violation Appeal Hearing

* Nothing to discuss

Financials

* Bank account values were reviewed. Everything balances out.
  + Update: Checking = $12,578.00 , Savings = $16,889.59 , CD = $20,541.42
* Dues
  + 7 dues left as of October meeting
* New Topic: HOA Dues increase. Rob shared an economic model with projected cash flows and expenses as a function of HOA dues. Initial look suggests a $20 increase might be needed next year.

Welcome Packets

* Mark sent out 14 new welcome packets closing current outstanding.

CC&R Violations

* 2 new violations recorded in action items.

Special Topics / New Business

* Presentation on Christmas Lights at neighborhood entrance: Electrical boxes checked - will not cause any issues to implement. Ryan is ordering a prototype for review.
* Holiday Night Out: previously talked about board members providing refreshments - agreed that we will set up in the cul-de-sac near Rob’s/Valerie’s homes. Information will go out in the December blast, with a follow-up a few days before, and on the day of the event. Board will pay for non-alcoholic drinks and treats, cups, napkins, etc. Estimated cost is less than $200.

Previous Action Items

* Need to put together a plan for management/replacement of maple trees covered by CC&R’s Aaron - *Ongoing*

October Action Items

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

November Action Items

* 13815 SW Carolina Ct - commercial vehicle parked at residence for at least 2 weeks. Need to send a letter - Mark
* 14770(?) SW Peachtree - paint is peeling, needs maintenance. Valerie to verify address and will let board know.
* Board members will bring suggestions for changes to CC&Rs for discussion at next meeting - All

**Pick next meeting time: 7:30pm Monday, Dec 12, 2022**

**Meeting closed at 8:43 pm**