



MOUNTAIN GATE

Owners' Association

Mountain Gate HOA Meeting Minutes

Date and Time: 02/13/2022, 7:00 PM

Location: 13590 SW Tarleton Ct. (Weggeland home)

Board Members Present:

Rob Marreel, Matt Kleinke, Mark Weggeland, Valerie Senff, Aaron Reiter

Agenda

- Review Meeting Minutes
- Financial Review
- Welcome Packets - new owners?
- Violation Updates
- Special Topics / New Business
- Action Item Review

General

- Meeting began at 7:09 pm
- Approved minutes from 01/09/23 meeting

Violation Appeal Hearing

- Nothing to discuss

Financials

- Bank account values were reviewed. Everything balances out.
 - Update: Checking = \$11,489.87 , Savings = \$16,890.01 , CD = \$20,544.04
- 5 unpaid dues remaining. Letters went out in January.

Welcome Packets

- No homes sold in the last 30 days.

CC&R Violations

- 14985 SW Peachtree Dr - need to send second notice by email and certified mail.
- 14545 SW Peachtree Dr - needs a reminder that a replacement tree needs to be planted by May 1, and stump needs to be removed. Concerns about condition of roof.
- 15056 SW Scarlett Dr - need to send a second letter about the dirt pile in the backyard
- 14530 SW Peachtree Dr - blue tarp covering chest on front porch has been there for a long time

Special Topics / New Business

- HOA Dues are capped at \$100 per unit. Voted to increase to \$100 for this year. Plan is to propose an amendment to allow future increases.
- Working on a way to pay dues electronically. Key objective is to keep processing cost as low as possible.
- Summer Block Party - reach out to previous organizers for help. Need to get Tarleton Ct owners to approve using the street for the party. Will also need Washington Co. approval to close street. Rough budget is \$2,000
- Replacement speed sign - looking for alternatives to current system.
- ACC - need some new members to help carry the load.

CC&R Update:

- 5.2.2 - should this section about the ACC be updated? Need clarification on design guidelines and how they should operate. Should the ACC be more reactive, or proactive? Official complaints and enforcement, including fines, will be managed solely by the Board.
- 6.2 - need to modernize language to explicitly exclude short term rentals. Would like to include a requirement that a landscaping company is required for rental properties. Include statement that rental properties must be reported by the homeowner to the Board.
- Enforcement Resolution - discuss with HOA attorney whether the fee schedule can be modified by the Board President.
- 6.4.4 - language of this section needs to be clarified to be more flexible and actionable. Change "extreme" to "apparent".
- 6.4.6 - need to add language that porta-potties need to be located on the property, not on the street or sidewalk without explicit Board approval. Need provision for dumpsters.
- Needs to be added - clarification of tree replacement rules, including a timeline for removal of the stump and replacement of tree with appropriate species.
- Needs to be added - explicit statement that fences are the responsibility of the owners, and the Board does not referee disagreements. Similar comments about noise complaints.
- 6.4.2 - need to clarify what is a household pet. Need to strengthen the rules around what constitutes a nuisance and what can be done about it.
- 6.4.3 - ask HOA attorney how we can add greater definition to the term "commercial vehicle".
- 4.2 - need to remove the limit on HOA dues and should instead reference 3.3.1. May want to put a cap on the dues such as a CPI adjusted to 1990 basis.
- Needs to be added - need to have a mechanism for running the HOA in case we don't have people willing to volunteer. Ensure there are no conflicts of interest (i.e. a homeowner starts a business to run the HOA).
- Needs to be added - add modern communication methods for voting, sending letters, etc. Remove outmoded forms of communication such as fax. Suggest listing communication channels on HOA website.
- Needs to be added - add Board responsibility to manage a website for HOA.
- 6.3 - do we need to add more specificity to what constitutes "clean, attractive". How do we maintain desirability of neighborhood? Need proper language.
- Question - what role does the HOA play when homes start to be torn down and rebuilt? What happens if a home becomes dilapidated?

February Action Items

- 14985 SW Peachtree Dr - send second letter by certified mail - Mark
- 14545 SW Peachtree Dr - needs a reminder that a replacement tree needs to be planted by May 1, and stump needs to be removed. Concerns about condition of roof. - Mark
- 15056 SW Scarlett Dr - need to send a second letter about the dirt pile in the backyard - Mark
- 14530 SW Peachtree Dr - send a letter about blue tarp covering chest on front porch - Mark
- Summer Block Party - Rob and Matt to reach out to previous organizers for help.
- Invite prospective volunteer to attend next Board meeting to discuss joining ACC - Rob
- Monthly newsletter coverage - Rob to prepare newsletter while Valerie is out
- Mark, Aaron, and Rob to make decision regarding remaining on Board by next meeting

Next meeting time: 7:00 pm Monday, Mar 13, 2023 at Marreel's home

Meeting closed at 10:20 pm