

Owners’ Association

**Mountain Gate HOA Meeting Minutes**

Date and Time: 05/08/2023, 7:00 PM

Location: 14920 SW Ashley Dr. (Kleinke home)

Board Members Present:

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

Agenda

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

General

* Meeting began at 7:09 pm
* Approved minutes from 04/10/23 meeting

Financials

* Bank account values were reviewed. Everything balances out.
  + Update: Checking = $10,849.81 , Savings = $16,890.42 , CD = $20,545.70
* 45 residents have not paid. Sent reminder email on May 3, 2023. Next notice will be sent in June to unpaid accounts.
* Preparing annual budget for upcoming HOA meeting. Want to have a long term forecast of revenues and expenses to share at meeting.

Welcome Packets

* No home sales closed in the last 30 days.

CC&R Violations

* 15412 SW Ashley Dr - Car still parked in driveway. Send second notice. Would like to have a conversation to understand if the car is being driven regularly.
* 14545 SW Peachtree - Send a letter asking the owners to share their plan for replacing their roof. State of severe disrepair, covered by CC&Rs
* Consider sending a note to the realtor for 14985 SW Peachtree Dr outlining the remaining outstanding CC&R violations (past dues, remaining tree to be planted, stump removal). If the title company contacts the HOA we will report these violations.
* Box truck parked at 14740 SW Peachtree for more than 5 days. Send a letter informing them of restrictions on commercial vehicles in neighborhood.
* Letter sent to 14798 SW Scarlett Dr about chickens. They may move the chickens to a parcel adjacent to their house. This parcel is outside of the HOA boundaries.

Special Topics / New Business

* Board was notified of property that is engaged in a legal mediation process. HOA records regarding this property (15192 SW 136th Pl) have been subpoenaed. Action for board members is to review emails and other HOA correspondence regarding this property since July 01, 2018. Matt is taking the responsibility to set up a directory to collect the documents.
* HOA Software - this legal case presents a strong justification for adopting an appropriate HOA software tool for managing all aspects of HOA business. Rob will explore the cost of maintaining position-specific email accounts on Gmail.
* 2023 Block Party: will present at Annual Meeting to gauge interest
* Annual Meeting: reviewed slide pack. Posted meeting notification signs at top and bottom of Peachtree on May 6, 2023 as required in CC&Rs.

Discussion Items from Previous Meetings

* send letter to 13779 SW Charleston - has a large stump on the Charleston side of the property that needs to be removed - Mark
* Send second notice to 15412 Ashley Dr - Mark
* Send letter to 14545 SW Peachtree about roof - Mark

May Action Items

* Box truck parked at 14740 SW Peachtree for more than 5 days. Send a letter informing them of restrictions on commercial vehicles in neighborhood - Mark
* Place copies of any documents which have been subpoenaed in assigned folders on HOA Google Drive by May 12, 2023. Send a note to Matt confirming you have completed your document search - All
* Contact Oregon Sprinkler and request an annual maintenance and service visit - Aaron
* Comply with Subpoena request and close out by required date - Matt

**Next meeting time: 7:00 pm Wednesday, May 17th, 2023 (Annual Meeting)**

**Next Board Meeting: 6:30 pm Monday, June 12th, 2023 (Turnover Meeting)**

**Meeting closed at 8:58 pm**