

Owners’ Association

**Mountain Gate HOA Annual Meeting Minutes**

Date and Time: 06/12/2023, 7:30 PM

Location: Nikki - Annual Turn over meeting

Board Members Present:

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

Agenda

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

General

* Meeting began at 7:30 pm

Topics to cover - From previous minutes

* SLA meeting minutes
* Email addresses
* Trees up front
* Paint house numbers

Financials

* Bank account values were reviewed. Everything balances out.
  + Update: Checking = $23,158.06 , Savings = $16,890.57 , CD = $20,547.42
* 45 residents have not paid. Sent reminder email on May 3, 2023. Action for Aaron to send out notice will be sent in June to unpaid accounts.

Welcome Packets

* 1 Welcome packet in the last 30 days.

CC&R Violations

* 15412 SW Ashley Dr - Car still parked in driveway. Send a second notice. Would like to have a conversation to understand if the car is being driven regularly. - AR Mark
* 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 - AR Mark send second notice
* When title comes for 14985 SW Peachtree Dr, outline the remaining outstanding CC&R violations (past dues, remaining tree to be planted, stump removal).
* 14718 Scarlett - excessive weeds in beds and sidewalk. Confirm letter was sent - AR Mark
* 13610 Rhett - dead grass - Send letter - AR Mark
* 14715 Scarlett - dead grass - Send letter - AR Mark
* 14985 Peachtree - time has expired to replace Maple and remove stump start - Matt to confirm timelines and send out emailed letter (since email is only communication possible with owners) and begin the fining process / documentation.
* 15092 Ashley - complaint about property overgrown (weeds, grass, tree limbs), sidewalk issues. Mark to send letter
* 14560 Peachtree - continues to be overgrown - research timeline and restart fines - AR Matt

Special Topics / New Business

* 2023 Block Party: scaled down vs. 2019
  + Looking a desert truck concept - proposed budget of $1800
    - Valerie will look into options by end of the month
  + BYOB - potluck style
  + Bring yard games and seating
  + Proposed date Sept 9 2023
  + Email blast with July - Valerie and Rob to put together communication schedule
  + Tarlington Ct. - Mark will gather neighbor support
* SLA on letters
  + Expectation is that letters and email (if we have an email address) go out to the home owner within 48 hours from board agreement.
  + If secretary can not achieve timeline - inform president who will take over
  + Board agrees that it takes two members to agree to send a letter.
* Email address options - motivation is to contain history and provide information if any legal issues arise.
  + Three possible options:
    - Get own domain name with Google - $6/m per user
    - Use 3rd service - first year cheap, subsequent years becomes same as Google
    - Use free gmail - design consistent addresses with @gmail.com
  + Board decided to use @gmail.com - Rob will set up the 5 board emails and 3 ACC addresses, using the main board email address as all recovery addresses.
* Front entry trees
  + Get quotes to clean them up and make better looking - AR Mark
* Paint house numbers again:
  + Board discussed cost and voted to not pursue painting house numbers again.

May Action Items

* Contact Oregon Sprinkler and request an annual maintenance and service visit - Update landscaping company checked sprinkler system and all is fine - Closed
* Comply with Subpoena request and close out by required date - Update all actions completed on time for subpeona - Closed

**Next meeting time: TBD over email - late July target**

**Meeting closed at 9:13 pm**