

Owners’ Association

**Mountain Gate HOA Meeting Minutes**

Date and Time: 10/23/2023, 7:00 PM

Location: 14765 SW Scarlett Dr. (Senff home)

Board Members and Guests Present:

Rob Marreel, Mark Weggeland, Valerie Senff, Joe Shorma

Agenda

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

General

* Meeting began at 7:10 pm
* Minutes from August and September meetings will be approved by email.

Financials

* Did not get a financial update from Aaron, however there were no significant expenditures this last month

Welcome Packets

* 14875 SW Peachtree needs a packet

CC&R Violations

* Draft a single letter to 14985 SW Peachtree summarizing all issues. Send to names on record at the address and then email a PDF version to them. (Mark to work with Rob)
* 15060 SW 137th Place - multiple cars, boat/RV in driveway - need a second notice on parking recreational vehicles in the neighborhood. Getting complaints about excessive number of cars, sometimes blocking access to mailbox by postal truck. Friendly reminder that you can’t run a business from your home. Send ASAP.
* Rob to send a friendly email to 14776 Scarlett about lawn crew blowing leaves into street (136th Place)

Special Topics / New Business

* HOA Directory: Discussed the best way to update the information for the directory. Have added a button on the website to allow updating of contact information. This will simplify generating the directory. Will continue to mention this in the monthly email and then evaluate whether a physical mailing needs to go out. Target a January 2023 update and printing of the new directory.
* Valerie reviewed the upcoming topics for the newsletter
* Holiday Party - 12/14/23, 7 - 9 pm, location is 136th Place. May decide to do the Cheer Map again.
* Holiday lights at neighborhood entrance. Ryan Senff is working on clips for the brick walls. Lights can go up when Ryan has time. Joe is willing to help with setup.

New Action Items

* Letters regarding replacement of trees should be sent to everyone needing to replace a tree. Ask for them to share their plan with the board and make replacement a priority. This is a requirement of the CC&Rs
* Send a reminder to Matt about the June 2023 minutes - Mark
* Joe offered to help with letters - Mark to send him letters he would like help with
* Mark to resend delinquent dues letter that was sent back - use name in directory?

Previous Action Items

* 14560 SW Peachtree - need to send a letter regarding overgrown grass, weeds, bushes, etc. Needs to be completed by 10/6/23 (not sent - need to send)
* 14894 Scarlett Dr - poor yard maintenance.
* 14988 SW Ashley Dr - cut down tree and need to grind the stump. (seem to be working on it - monitor)
* 15047 SW Ashley Dr - need to replace a maple tree

**Next Board Meeting: 7:00 pm Monday, Nov 27, 2023 at Weggeland’s house**

**Meeting closed at 8:15 pm**