

Owners’ Association

**Mountain Gate HOA Meeting Minutes**

Date and Time: 11/27/2023, 7:00 PM

Location: Virtual Meeting by Zoom

Board Members and Guests Present:

Rob Marreel, Mark Weggeland, Valerie Senff, Joe Shorma

Agenda

* Review Meeting Minutes (June, Sept, Oct,)
* Financial Review
* Welcome Packets - Recent sales
* Violation Updates
* Special Topics
* Action Item Review

General

* Meeting began at 7:01 pm
* Reviewed minutes from previous 3 board meetings. Approved them as accurate. Discussion around what we can do to encourage better participation at the annual meeting. Open-rate from emails was about the same as previous years.

Financials

* Bank account values were reviewed. Everything balances out.
  + Update: Checking = $15,140.34, Savings = $16,898.50, CD = $20,715.03
* There are two homes that are late on dues. Previously sent a registered letter to both addresses using the names on file. Both letters were returned - it is possible that we do not have the right owner names. Need to track down new owners and determine how much of the past due amount they owe.

Welcome Packets

* Recent Sales: None (one outstanding packet to be sent to 14875 SW Peachtree)

CC&R Violations

* 15060 SW 137th Place - check with neighbors to confirm that cars are still a nuisance. Send a second letter if the boat has not been moved after 7 days.

Special Topics / New Business

* Holiday Party - 12/14/23, 7 - 9 pm, location is 136th Place. More homes seem to be putting up decorations this year.
* Holiday lights at neighborhood entrance. Ryan Senff is completing the clips for the brick walls. Lights will go up as soon as they are complete. Joe is willing to help with setup.

New Action Items

* Get the names of the current owners for the 2 homes that owe dues. Try sending another set of letters, not certified, and put something on the envelope that will get them to open it. - Mark to work with Aaron. Follow up with Aaron on which houses are delinquent.
* Valerie to send a reminder about holiday party in December HOA email and then provide a few reminder email messages to Rob for distribution shortly before the party (12/1, 12/8, 12/12, 12/14)
* Rob and Joe to work on response to realtor request for a meeting with HOA board (14985 SW Peachtree).
* Joe to work with Mark on letter to 14560 SW Peachtree.
* 14988 SW Ashley - send a letter requesting they grind the stump - Mark
* 15047 SW Ashley - send a letter asking them to replace the Maple tree - Mark to speak with Matt before sending letter
* 15316 SW Peachtree - watch for repeat violations of vehicle rules - Board
* 15060 SW 137th Place - check with neighbors to confirm that cars are still a nuisance. Send a second letter if the boat has not been moved after 7 days. - Mark

Board Gmail email addresses:

[mtngate.tigard@gmail.com](mailto:mtngate.tigard@gmail.com)

[mtngate.president@gmail.com](mailto:mtngate.president@gmail.com) - Joe

[mtngate.tres@gmail.com](mailto:mtngate.tres@gmail.com) - Aaron

[mtngate.sec@gmail.com](mailto:mtngate.sec@gmail.com) - Mark

[mtngate.dir1@gmail.com](mailto:mtngate.dir1@gmail.com) - Valerie

[mtngate.dir2@gmail.com](mailto:mtngate.dir2@gmail.com) - Rob

**Next Board Meeting: 7:00 pm Monday, Dec 18th, 2023 by Zoom**

**Meeting closed at 8:05 pm**