



Owners' Association

Mountain Gate HOA Annual Meeting Minutes

Date and Time: 05/28/2019, 7:30 PM

Location: Alberta Rider Elementary School Library

Board Members Present: Bill Lazar, Rob Marreel, Glen Hanna, Matt Kleinke

General

- The meeting started with an introduction and welcome by our President Rob Marreel. There were 22 total board members and residents present.

Rob covered highlights of the Board's work over the past year:

- Changed our website hosting to Square Space 7
- Held a neighborhood party in the Tarleton Ct. cul-de-sac
- Painted the curbs with street addresses
- Speed monitoring with Washington County Sherriff's Office (speed sign data)
 - 95% of captured speeds were at the speed limit or under
 - The board is continuing to monitor and have patrols continue
 - The board will consider having the patrols come out the fist week of school and other specific times where high speeds tend to occur
- Neighborhood rebranding effort (sign, font, logo)
- Cleaned up the front area (removed moss)

Financial

- How much should we keep in our account? The board decided that keeping at least \$5,000 was adequate. We currently have over \$40,000 in reserves. We are earning money on the principal, but it is a low interest rate commensurate with other bank rates.
- The sign in the front that is considered to be replaced will come from excess monies.

ACC

- The ACC brought on Barbara Kleinke as a new member on the committee this year.
- 2018 had over 30 requests, which consisted of the usual topics.
 - Eight requests were for roof and fence replacements
- In general, the committee is running smoothly. Responses to requests are usually returned within a short amount of time. Requests can be approved within as little as one day.

- The ACC or Board does not make recommendations for contracting work; it is also a legal liability for the HOA.

New Business

Rental Properties

- In general, how does the Board handle issues with rentals? In particular, the house on Peachtree that has had numerous complaints about the front landscaping maintenance and refuse bins being left out was discussed. Residents asked the Board to look into sending a letter from our attorney to the property management company. The Board is addressing the issues with letters and fines and other legal appropriate actions as necessary.

Front Area Design

- Matt displayed renderings of the front sign (notebook was passed around to attendees).
- The topic of having a vote for the sign color was brought up. The Board surveyed attendees to obtain interest and had 13 for silver/grey and less than five for black.

Leaf Service

- In the past, the HOA has had a leaf service come out and obtain all the leaves throughout the neighborhood. They published the date, and unfortunately residents put their leaves out early and caused a safety issue (slippery leaves for cars and pedestrians), was unsightly, and the next year the price tripled. This service has not been considered since due to these reasons.

Maple Tree Service

- We recently had a quote from an arborist for trimming the maple trees throughout the neighborhood. It came out to \$300-\$500 per tree. All-in was about \$50-60K and was not ultimately pursued.

Street Lamps

- Our street lamps are made of fiberglass, not metal. Some actually have some holes in them. It was suggested to look into having these painted to enhance the looks of the neighborhood from the streets.

Sidewalks

- A question came up about sidewalks and what we can do as the Board to fix them. Residents asked the Board to look into whether or not a group discount could be obtained for repairs. This is complicated, as the law is that the resident owns maintenance of the adjacent sidewalks. Many have already had theirs fixed, and so it wouldn't be fair to the many who have paid for this opposed to the ones who have not.

Back Yard Maintenance

- What is the stance of the Board on back yard maintenance? Back yards are ordinarily maintained and expected to be kept in good order by the residents themselves. The HOAS is primarily concerned with the front yard and what can be seen from the street. That said, if

proper maintenance is not taken the HOA can step in on certain issues to remedy the situation. This is particularly true of upgrades. Any upgrade that has occurred after the house build is subject to Board intervention if maintenance is not continued.

Crossing Road at Peachtree and Bull Mountain

- When last checked (2017-18) by the Board, the property owner was not willing to give up land for a sidewalk.
- WaCo has an approach called “Complete Streets.” It is a way for residents to provide a transportation network that addresses the needs of all road users, including pedestrians, bicyclists, motorists and transit riders. This is something maybe the HOA can take a look at.
- CP4 Meetings – this area is a high-traffic area. Consider working with the County to put in a lighted walkway with flashing lights. An “organized voice” may be helpful.

Future Concerns of Intersection of Peachtree and Bull Mountain

- The intersection may have problems with drivers getting out onto Bull Mountain in the future. The HOA should think about organizing a solution. Maybe have an analysis done on what could be a potential answer. The Board may want to have a special session for those interested in this; a blast in NextDoor could be a good way.

WaCo Allowing Deputies to Drive Home Cars

- In the near future WaCo will allow its deputies to drive their cars home. This will show a presence in the neighborhoods as they will likely be parked in the driveways.

Meeting was adjourned at 8:44 PM.