



Owners' Association

Mountain Gate HOA Meeting Minutes

Date and Time: April 11th, 2022 @ 7:30pm

Location: Rob Mareel's home

Board Members Present: Rob Marreel, Matt Kleinke, Andrea Thomsen, Valerie Senff, Aaron Reiter

General

- Meeting began at 7:38 PM.
- Meeting minutes from March were approved.
- The meeting was adjourned at 9:36 PM.
- Next Meeting will be the annual meeting on May 17th, 2022 from 7:30pm-9pm

Financial/Title Update

- Bank account values were reviewed. Everything balances out.
 - Update: Checking = \$ 4108.74; Savings = \$16,888.60; CD = \$20,535.43
- New Title request - 2
- Welcome packets - 2 to be sent out
- Outstanding Dues - 0

CC&R Violations:

- 15340 Ashley - Second notice was given and a board member had a telephone conversation with the owner of the chickens about removing them. Matt will confirm that they have be removed from the property.
- 15242 Peachtree - Pavers come and go as the work is getting done. Monitor for project movement towards completion and complete removal of pavers.
- 14560 Peachtree - Fine process has begun. Matt will email owner to go over the fine process. Matt reached out 2x to the notifier but received no response.
- 14545 Peachtree - Owners were given until the end of April to complete general yard maintenance. Board will monitor progress..
- 14718 Scarlett - Owners were given until the end of May to complete yard maintenance. Board will monitor progress.
- 14776 Scarlett - No progress on yard/house maintenance after first notice. Second notice will be sent.
- 15032 Scarlett - Board will check progress of driveway moss removal and send 2nd notice if needed.
- 14961 Ashley Dr. - Bark chips are still in the driveway. Matt will reach out to owners.
- 15044 Scarlett - Garbage cans are being left out. There is general construction debris and a dirt pile that need to be addressed. Letter being sent.
- 15491 Peachtree - Yard in general disarray. Aaron will confirm what needs to be done and Matt will send a letter.
- 13580 Rhett Ct. - Remove work vans from property. Letter will be sent.

- 13623 Tarleton Ct. - Email owner asking for tree stump removal progress update and offer options if needed.

Special Topics:

- Sprinkler leak - if a repair is needed the board will communicate via email to approve costs associated with fixing it.
- Approved accountant to do HOA taxes. Aaron is going to switch to Quickbooks.
- Ryan Senff would like to put Christmas lights at the entrance. Board discussed and would like more information on how the electrical would work and what the lights would look like. Board would like to keep it very simple if it was approved.
- Discussed Annual Meeting agenda and decided to cover the following.
 - Speed Committee information
 - Financial/Budget information
 - Get feedback on the community newsletters and emails.
 - Discuss the possibility of updating and modernizing the CC&R's.
 - Discuss interest in neighborhood social activities.
 - Highlight and acknowledge all of the work Cynthia does for the neighborhood.

Action Items:

- Matt - Follow up and send letters, emails, text, as necessary for CC&R violations. Prepare for Annual Meeting.
- Aaron - Look into switching CD account to a more liquid account. Make a list of necessary improvements for 15491 Peachtree to be within the CC&R guidelines.
- Rob - Send out Community email.
- Andrea - Welcome packets.
- Valerie - Create rough draft of community email. Continue working with the speed sign committee.