

MVHOA Board of Directors Meeting #115 on 10-7-2025

The meeting was called to order at 9:05 a.m. at the Palazzo. Present were President Margaret Jacobson, Treasurer Ginger Sorenson, Secretary Sharon Gittleman, and At-Large Directors Vicki Locati and Carole Valentine.

Summary of Inter-Meeting Business (Sept. 16 through Oct. 6, 2025):

- September 16, 2025, Board Meeting Minutes were approved on September 19.
- 103 copies of the Annual Report to Homeowners and Ballot to elect Directors and ratify the 2026 Budget were mailed on September 20 and emailed to the remaining Owners on September 22.

Reports:

a) CC&R Enforcement

- U-Haul moving boxes were delivered to the driveway of 9503 Vincenzo on September 17; after two notices to remove them, the HOA began daily fines on October 1. The daily fines will double on October 31.
- On October 1, a notice was sent to yet another Owner, this one at 9624 Vincenzo, regarding personal items in Common Area HOA-maintained landscaping. The Owner promptly complied. However, now another Owner, at 9706 Mia, also needs a similar notification.
ACTION: Sharon will send a notice.
- The Owner at 9313 Vincenzo, whose vehicle with expired tabs was in Guest Parking for at least six days, was notified in a series of back-and-forth emails September 29-30 of potential towing/Police citations/fines if there is further non-compliance. She subsequently moved the vehicle, not to her garage as recommended, but to the street and it has been there nearly a week.
ACTION: The Board agreed that Sharon should contact Pasco Police on behalf of the HOA to ask them to warn her of impending City impound, which is provided by Pasco Municipal Code 10.25.010, subsection (1) (B) (X), [Another vehicle with expired tabs alleged to be registered to the same Owner turned out to belong to the Owner of 9314 Vincenzo and was subsequently moved off the street.]

b) Finances

- Ginger said our auditors were going to be attending a conference later in the month on the new WA law requiring Homeowners' approval of investments and hopes to learn more shortly thereafter.
- The September 2025 financial, budget, and balance-sheet reports were not yet available to review and approve, thus Ginger could also not report whether the \$80 charge to the Owner at 9815 Vincenzo has been paid.
ACTION: Ginger will forward the reports to the Board when received.

c) ACC

- There were several complaints from Owners about lack of, or poor, mowing in September. The Board discussed its concerns, too, about Heritage possibly not fulfilling its obligations in the coming weeks, including mowing, Fall pruning and irrigation blowout, and agreed if that happens, it would be a breach of contract, and they would not be paid.
- Sharon reported that Kay and Jerry Chichetti got right on the only Owner-requested exterior modification that came in this past month, a storm-door installation by a new Owner.
- The Owners of 9627 Mia were notified September 26 of stucco damage they will be responsible for repairing versus cracks that will be addressed by the HOA when their building is repainted. The unit is reportedly going to be up for sale soon, which is what prompted the inquiry about stucco repairs.
- Just Believe It Landscaping has been working on several projects as previously approved by the Board. They did an excellent job for less than \$800 cleaning out the regrowth of weeds, saplings, and other debris in a section between our block wall and the fences of neighboring Broadmoor Estates properties. They will be removing 15 dead arborvitae, mostly along Mia Lane. They will then start the edging replacements in Phase 1. The City's work on Broadmoor Blvd. and new street lighting is taking longer than expected so the rework of landscaping at our entrance there will need to be put off until Spring.
- Irrigation shutoff is scheduled for October 17. System blowout will take place after that.

d) RV Storage Operations

- The two Owners on the Waiting List were asked about space needs; one said space is no longer needed. Another current user would like a larger space next Spring.
ACTIONS: Sharon and Doug will work on moving users around in 2026; Doug will remeasure all spaces.
- There are still some users out of compliance with RV registration requirements.
ACTION: Sharon will remind users of this requirement when she sends reminder about increase in fee for 2026.

e) Palazzo

- Vicki got a cleaning bid of \$80/month, including windows, but the person would be bringing her small children with her. The Board decided to hold off on doing so and would ask her to make other arrangements for the children due to liability issues, if we were to hire her next year. Carole will continue to do a basic cleanup as needed during the Winter.
- Vicki also got a bid of \$85 for doing the windows and could schedule this individual for twice a year, coinciding with her own twice-a-year window cleaning.
ACTION: Vicki will try to get him scheduled for this Fall yet. [She subsequently got him scheduled for Oct. 20, 2025.]

f) HOA Phone and Email

Sharon had nothing significant to report.

g) Rentals

- Rentals stand at 43. The next Owner in line was notified of the opportunity to rent on September 17 and has promised to respond soon if not interested at this time so that others on the Waiting List can move up.
- The Owner of 9605 Mia was notified on August 19 of the opportunity to rent her Townhome but has yet to submit documentation for approval. The Board agreed she should be given just two more weeks to do so and then be removed from the Waiting List, unless she asks to be placed back at the bottom.
ACTION: Sharon.
- The new Landlord-Owner at 9805 Mia submitted the missing HOA Addendum on September 19.
- The Owner of 6010 Mia was notified by letter and email September 26 of the Board's decision to deny approval if her account is delinquent when her name comes to top of the Rental Waiting List.

Old Business

a) Website

Nothing new to report.

b) New Board Member Tasks

Vicki will take over filling the pet waste bag dispensers. She and Carole will assist with distribution of the Winter Care flyers.

New Business

a) Homeowner Ballot Results

Ginger reported that 60 ballots were received, slightly more than last year. There were no dissenting votes for the Directors nor the 2026 Budget.

b) Winter Care Flyer

Sharon submitted the draft, which only had a few changes from the year before. The Board approved the flyer as amended.

ACTIONS: Sharon will get it printed; Margaret and Carole will get it distributed.

c) Stolen Vehicle

A recently stolen vehicle was deemed not an issue with safety in the development but more likely related to personal issues with the new Homeowner from whose driveway the theft occurred.

d) Fall/Winter Newsletter

Sharon advised that she will finish drafting the newsletter for Board members' review in the next day or two. One topic to be added is asking Owners to do their own annual stucco assessments.

ACTION: Sharon will include our stucco assessment guidelines in the article.

Next Meeting/Adjournment

Next Meeting

The next regularly scheduled meeting will be April 21, 2026, at 9 a.m. Business in the interim will be handled via email or telephone. There being no other business before the Board, a motion was made, seconded and approved to adjourn the meeting at 10:~~5~~30 a.m.

Respectfully submitted,

Sharon Gittleman

Sharon Gittleman, MVHOA Secretary