

## MVHOA Board of Directors Meeting #109 on 10-08-2024

The meeting was called to order at 9:02 a.m. at the Palazzo. Present were President Margaret Jacobson, Treasurer Ginger Sorenson, Secretary Sharon Gittleman and At-Large Director Leslie Cannon. At-Large Director Peggy Mudd was absent and excused and submitted her report prior to the meeting.

### Summary of Inter-Meeting Business (September 17 through October 7):

- The September 17 Board Meeting Minutes were approved on September 19 and distributed the next day. They were posted on the website on September 23.
- The 2025 Disclosure Statement on Reserve Funding was approved by the Board via email on September 18.
- The HOA's 2023 tax return was signed by the Treasurer on September 20 and estimated payments will be set up.
- The Board voted via email on September 21 to delay any further new plantings until the Spring because Heritage had not yet ordered the list of plants approved at the Board's July Meeting.
- The Annual Report, 2025 Budget and Disclosure Statement, and ballot for 2024-25 Directors and Budget Ratification was mailed to Owners on September 24 and emailed on September 25.
- Building Maintenance records were updated to include 2024's power washing, fascia painting, and stucco repairs. They were made available for Board and ACC members' access on September 25.

### Reports:

#### a) CC&R Enforcement

- A pet owner has been traipsing through residents' back yards, often with her dog off leash, and reportedly not cleaning up her dog's feces. After being confronted with these issues by one Owner, the complaints have tapered off. The Board agreed to monitor the situation in case further complaints arise.  
**ACTIONS:** Sharon is including reminders again to all pet owners in the next newsletter. Margaret will determine the dog owner's address down the street from her unit.
- The supply of Guest Parking and Garbage Can violation tags is low. Leslie has been given some and a non-Board Owner who is keenly observant of CC&R and R&R violations will be given a supply. The Board would like to find other non-Board volunteers to assist as well.  
**ACTION:** Sharon will get more tags printed.
- Owners who have a pool floatie stored in their entry and wood shelving and panels leaning against a side stucco wall were asked to either dispose of the items or store them properly in their garage. They've not taken any action nor responded, so the Board agreed they should be issued a \$25 fine to try to enforce compliance.  
**ACTION:** Sharon will send notification of the fine.

## **b) Finances**

- The September 2024 financial, balance sheet and budget reports were not available in time for this meeting, so they will be reviewed for approval later by the Board via email.
- Ginger reported that she signed a contract and moved a total of \$250,000 in Reserve Funds from our checking and savings at Alliance Association Bank into an IntraFi account, as authorized by the Board in September. The new account will earn 4.69 percent interest. She said this will make accounting for our Reserve Funds much simpler as we move more of our Reserves into the IntraFi system.
- She also removed a small account (about \$975) at Wheatland Bank. Reserve Funds in a CD there will be taken out when the CD matures and deposited into the IntraFi system. Then the Wheatland account can be closed.

## **c) ACC**

- No bid was forthcoming on a preliminary project to repair drip lines and replace plastic edging with metal in Phase 1 this fall, so the project will be deferred until Springtime.
- The Board expressed displeasure with Heritage's spotty pruning efforts and inability to satisfactorily maintain our landscape beds. Remedial efforts on the latter would be too late now, given that temperatures are dropping below what's effective for weed killing and irrigation will soon be shut off. This must be an early Spring effort. There was subsequent discussion about how best to make changes to our landscaping services; Heritage's current contract will expire at the end of 2025.
- Courtyard personal landscaping that needs trimmed did not get addressed by the ACC this year and there are several Owners that need prompted to do so. There is a form letter that could make the task easy to accomplish, but the lack of ACC leadership is thrusting the onus on the Board, which is already short-handed. This, too, may need to be addressed in the Spring.

## **d) RV Storage Operations**

Sharon had nothing new to report.

## **e) Palazzo**

Peggy reported she moved excess supplies into the locked cabinet, moved the first-aid kit to the kitchen cupboards so it is accessible to Palazzo users if needed, and confirmed the toilet is operating okay.

## **f) HOA Phone and Email**

Nothing significant to report.

## **g) Rentals**

Sharon reported the Owner at the top of the Waiting List has been given six months to fulfill the opportunity to lease a Townhome.

## Old Business

None.

## New Business

### a) Ballot Count

Ginger reported 55 ballots were received, all ratifying the 2025 Budget. Fifty-four ballots unanimously elected the five listed candidates for Director as one Owner forgot to submit that side of the ballot. This was comparable to the 57 ballots received last year but is still disappointing with 228 units covered by our HOA.

### b) Fall/Winter Newsletter

Sharon had distributed a draft newsletter prior to the meeting. The Board approved the contents, adding a suggestion to encourage Owners to vote in the upcoming political elections.

**ACTION:** Sharon will get it printed and distributed.

### c) Winter Care Flyer & Distribution

Sharon presented this year's version of the flyer, which adds encouragement to refer to R&R #1 for limited exceptions to the stucco attachment prohibition regarding holiday decorations and points out that ours are City-maintained streets which we are not responsible for plowing when it snows. The Board approved the flyer.

**ACTION:** Sharon will get it printed and delivered to Margaret, who will arrange for assistance in distributing it door-to-door in November.

### d) Irrigation Shutoff

Margaret reported the irrigation shutoff is scheduled for October 18. Les will make the usual trip to City Hall to give them the location list for the six valves the City must turn off for the Winter as the City will not take such instructions over the phone or by email.

### e) Website

- The Board discussed the bid of \$1,500 Cline Communications submitted to upgrade our website to modern web architecture, making it easier to add, change and manage the website as far as the content we supply and post ourselves. Leslie reported that Cline management believes the actual cost will be around \$1,000 or less, but they provided a worst-case-scenario bid. The bid also includes next year's expenses for web hosting and Domain Name Registration. After discussing which elements in the design package were not necessary for us, a motion was made, duly seconded and the bid unanimously approved.

**ACTION:** Leslie will move forward with the contract with Cline.

- Leslie asked if our balloting could be handled through the website. Although 90-some Owners require hard-copy mailings because they either have no printer, no internet connection, or no email, the Board agreed it was worth testing. A simple survey will be tried next year, after the website upgrade is completed, to see if this would generate more participation in the annual voting process.

## Adjournment

There being no other business before the Board, a motion was made, duly seconded, and approved to adjourn the meeting at 10:00 a.m. The next regularly scheduled meeting is April 15, 2025. As usual, HOA business will be transacted via email and telephone as needed in the interim.

Respectfully submitted,

*Sharon Gittleman*

Sharon Gittleman, MVHOA Secretary