

MVHOA Board of Directors Meeting #104 on 5-21-2024

The meeting was called to order at 9:00 a.m. at the Palazzo. Present were President Margaret Jacobson, Vice President Jeff Phillips, Treasurer Ginger Sorenson, Secretary Sharon Gittleman and At-Large Directors Leslie Cannon, Peggy Mudd and Linda Phillips.

Summary of Inter-Meeting Business (April 16 through May 20, 2024):

- The April 16 Board Meeting Minutes were approved on April 19 and distributed and posted to the website on April 22.
- The Secretary issued a new Key Contacts List for the Board and ACC on April 22 to reflect the April 16 appointments of Jeff Phillips as Vice President, replacing Randy Mudd, who resigned for personal reasons at the April 16 Board Meeting, and Leslie Cannon to the vacant At-Large Director #7 position.
- The Spring 2024 Homeowners newsletter was approved April 24, then printed, and distributed via mail May 1 and email May 2. It was also posted on the website on May 2.
- On April 24, the Directors unanimously approved the bid of \$480 from Bulldog Signs and Graphics of Kennewick to replace the missing letters on the monument sign at the northeast corner of Midland Lane and Vincenzo Drive.
- A bid of \$155 from Absolute Power, Inc. of Pasco to replace bad GFCI outlets in the Palazzo, and confirm there are no other bad outlets, was unanimously approved by the Directors on April 26.
- On May 4, the Treasurer distributed to the Board the completed 2024 Reserve Study for 2025.

Reports:

a) CC&R Enforcement

- Jeff reported his walk through of the community revealed several homes where items are being adhered to stucco exterior walls with wall hanging tape like the kind that can be used now inside the home and do not damage the surface when removed. But some are also screwed into the stucco. The Board agreed these will need to be sent a letter as screws are a no-no per our R&Rs. **ACTIONS:** Jeff will work with Sharon on Owners needing a letter about the screwed into stucco items. Sharon will also follow up in the Summer newsletter to remind Owners about the R&Rs on this matter and note that we are aware there are new adhesive tapes that might be safe to use instead.
- Jeff also said he noted instances of bikes, ladders and large storage cupboards on back patios. The Board agreed with him that these are not to be stored on patios, particularly the ladders and cupboards. The same goes for a couple of Townhomes where miscellaneous lumber, dog kennels, and other items were being stored alongside the units in the rocked area near the garbage-can pads. **ACTIONS:** Jeff will work with Sharon on Owners needing a letter about the storage cupboards and garage-type items like ladders and other improper outside storage. Sharon will also follow up in the Summer newsletter to remind Owners about the CC&Rs that prohibit these.
- In addition, the case of the tent-like structures continuing to be used on the patio at 9314 Vincenzo was discussed. The Board has bent over backwards giving the Owners leeway in their plan to build a home elsewhere for nearly three years now and the Board considered giving them another letter asking for a firm commitment to either remove the structures or move out.

- After Margaret mentioned multiple cases of new Owners claiming not to have received the CC&Rs and R&Rs during the buying process Sharon contacted the president of the Tri-Cities Realtor Association, Melissa Montgomery, for assistance. Melissa forwarded our message to all the title companies asking for their support and checked listings in the Mediterranean Villas. She was able to confirm that our CC&Rs were attached with the other documents the buyer's agent would need to write an offer. Unfortunately, buyers are inundated with lots of information and documentation and often sign a document stating they know they are moving into an area with conditions but have not read the conditions.

b) Finances

- Regarding delinquencies, even though the Owner with the largest overdue amount is only making a minimal monthly payment towards reimbursing the HOA for stucco repairs, as long as he stays current on both his dues and an added amount for the repairs no lien will be filed. Ginger said there are also quite a few Owners who get behind and then pay the dues in arrears but don't pay the late fees and interest, which continue to accrue and grow.
- A motion was made, duly seconded, and unanimously approved to accept the March and April 2024 financial, balance-sheet and budget reports.
- Ginger said the \$8,300 in estimated 2023 taxes is because we get taxed at 30 percent on the interest income we make. Because Ginger and Margaret have sought to get the best return on our investments when new HOA accounts are opened, our funds in Reserves gained more than \$27,000 in interest in 2023. This accounts for most of the higher-than-expected tax bill.
- The Reserve Study was discussed. While the Board has always treated these studies as guidelines, the estimated costs cited in the studies drive what the Reserve Study firm recommends we set aside in Reserves. For instance, the latest Reserve Study says the cost of full building painting in each of our six Phases would cost \$400,000, far exceeding what we have paid for the full building painting projects we've done in recent years.
ACTION: Directors are encouraged to review the new Reserve Study for further discussion at upcoming Board meetings.

c) ACC

- Linda reported that a list of stucco repairs is being developed. The full walk-through will need to be done by Paul, with hopefully one or two others assisting by taking notes, recording addresses, etc., as Vern will not be able to do the walk-through this year. Vern will handle the painting and stucco contracts with Belza, however.
ACTION: ACC will finalize lists and get bids to present to the Board for approval.
- The firm whose bid the Board approved for replacing the missing letters on the east Midland monument has not submitted an invoice.
ACTION: Linda will follow up to get an invoice so that Ginger can arrange for half payment and the work can get under way.
- Linda and Leah have marked a number of plants and shrubs/trees for removal. A few others were discussed, such as the badly leaning tree at the corner of Vincenzo and Majestia at the east end; a cedar that appears to be dying in the Majestia park; weeds and tree suckers growing in retaining walls under new north masonry fence, which Les will spray with Roundup; and further work needed in the landscape areas of the long parking lot on Majestia. The ACC will also decide whether one Owner's request for replanting in a

driveway median is warranted. Another Owner submitted a request to remove an arborvitae he believes is dying when in fact it is not and will be told it is not going to be removed. It is likely a bird made a nest inside, which created the round hole he's observed on one side.

ACTIONS: ACC will finalize lists and get bids to present to the Board for approval. Sharon will respond to the Owner who requested removal of the arborvitae in front of his garbage-can pad.

- The ACC decided the parking lots do not need resealed at this time.
- Sharon said she contacted the City about the poor maintenance of the strip of City land outside our block wall to the north of the Broadmoor Blvd. entrance. The official she contacted understood our position and promptly got it mowed but said the City will only be removing the trees stumps when their schedule and priorities allow.
- Sharon also said a recent Owner request for the exterior paint color number to do minor touchups at their Townhome prompted her to create a list of the wall and trim colors. She had the list posted in the Board-ACC-only section of the website under Building Maintenance for easy reference.

d) RV Storage Operations

Sharon reported that just one space is still vacant. Doug says there are some weeds, but it's not bad. To keep them from getting out of hand, however, Les will go in and spray Roundup.

e) Palazzo

- The bad GFCIs were replaced. Linda said the company was given our address to submit its invoice but no bill has yet been received.
- Margaret has been helping Peggy take care of the Palazzo while Peggy recovers from back surgery and says it has been kept quite clean. A group that had been using the facility twice a month will no longer be meeting there so the schedule has eased up in that regard for now.

f) HOA Phone and Email

Sharon said there were no significant phone calls or emails that have not already been discussed.

g) Rentals

- Sharon reported one Landlord-Owner announced plans to sell his Townhome when their current tenant's lease is up in July. Because the tenant would like to stay in the community, if possible, the Owners asked to be contacted by the Landlord-Owner from our Waiting List who has been given permission to purchase one more unit for rental purposes, potentially enabling the tenant to stay in the unit. However, the parties could not come to terms and no such deal was made.
- The number of rented units still stands at 44.

Old Business

a) Tumbleweed Removal

Sharon reported our City Code Enforcement contact said the adjacent land was recently sold so the new owner would be contacted and asked to be proactive before the tumbleweeds become a problem with the next big windstorm.

b) Spring Newsletter

Sharon noted there was positive feedback on the latest newsletter and the article about the stolen cars woke a few people up. She is concerned about a newer Owner for whom we have no contact information who has been frequently leaving his garage wide open late at night.

New Business

a) Backup Webmaster

Sharon reported our backup webmaster, although still a Landlord-Owner, has moved out of Mediterranean Villas and Jerri has asked us to solicit a new backup. Leslie volunteered immediately, saying that would be easy for her as she has her own website and is familiar with such processes.

ACTION: Sharon will inform Jerri and have her get in touch with Leslie.

Adjournment

There being no other business before the Board, a motion was made, duly seconded, and approved to adjourn the meeting at 10:22 a.m. The next regularly scheduled meeting will be June 18.

Respectfully submitted,

Sharon Gittleman

Sharon Gittleman,
MVHOA Secretary