

MVHOA Board of Directors Meeting #105 on 6-18-2024

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

Summary of Inter-Meeting Business (May 21 through June 17, 2024):

- May 21 Board Meeting Minutes were approved on May 29 and distributed on May 30. Due to website and computer issues, they were not posted to the website until June 17.
- Several notices were issued on May 29-31 to Owners for prohibited outdoor storage of items on patios, in entryways, or alongside buildings, and at least one for newly observed prohibited attachments to stucco.
- The Secretary issued a revised Key Contacts List for the Board and ACC on June 13 to reflect Leslie Cannon's agreement to serve as backup webmaster.
- On June 11, the Board approved an additional \$160 bid from Bulldog Signs to fully replace the word "Mediterranean" on both monument signs at the Midland-Vincenzo intersection as the company is unable to merely match and replace the missing letters or portions of letters in that word on either monument.

Reports:

a) CC&R Enforcement

After learning more about why there was a need for unusual use of their patio and their plans for a home elsewhere, the Board asked Jeff to inquire in early August whether the Owners of 9314 Vincenzo are still on track to move to their new house in September.

ACTION: Jeff.

b) Finances

- After some discussion about delinquencies, a motion was made, duly seconded, and unanimously approved to accept the May 2024 financial, balance-sheet and budget reports.
- Ginger said we are pretty much tracking with the latest Reserve Study maintenance recommendations, although we are pushing the parking lot repair and resealing until next year. The study projects the need for additional trim painting, which we will continue doing, and the potential need for RV fence repairs in 2025.

ACTIONS: Sharon will ask Doug for his assessment on the need, if any, for RV fence repairs. Directors should review Study pages 1 to 3 and 17 through 23, which outline the basic recommendations for the coming decades.

c) ACC

- The stucco repair list has not yet been put out for bid.

ACTION: ACC.

- Belza Painting and Resurfacing's bid of \$37,690.29 (tax included) was unanimously approved for the power washing and trim painting for the 35 Townhomes on Majestia.

ACTION: Vern will follow through and find out when the work will begin.

- Celski inadvertently paid the full invoice from Bulldog Signs to replace the missing letters on the Midland monuments, so they will not be paid the additional approved amount (noted above in Inter-Meeting Business) until the job has been completed.
ACTION: Linda will find out when the work will get under way.
- The bid for plant removals was submitted. Sharon pointed out one address on the list was incorrect and suggested the ACC double-check the accuracy of all addresses. The Board unanimously approved Heritage's bid of \$4,759.00 plus tax. A separate bid to remove a juniper and leaning pine tree was rejected and will be sent back for rebid as the pine needs to be replaced with a hawthorn tree instead of another pine tree. The Board also wants stump removal and remediation of the two areas included in the bid.
ACTIONS: Linda and Leah.
- The seepage of sand under a retaining wall at 9314 Majestia and a bowed retaining wall at 9314 Vincenzo were discussed. Vern has met with the Owner on Vincenzo, who is taking steps to address the cause of the situation. Vern will meet with the Majestia Owner to explain what is causing the issue there, which will also be the Owner's responsibility to fix.
- Linda reported there are several units where the ACC wants Owners to trim or remove courtyard or Owner-maintained plantings that are too close to the stucco or have died.
ACTION: Sharon will send a form letter to Linda to use for these notices.

d) RV Storage Operations

Doug has restriped the lot.

e) Palazzo

- Absolute Power still has not submitted an invoice for the GFCI repair work it performed.
ACTION: Linda will follow up with the company.
- Peggy agreed to go through the cupboards and discard outdated or unneeded items.

f) HOA Phone and Email

Sharon said there were no significant phone calls or emails that have not already been noted elsewhere in these Minutes.

g) Rentals

The number of rented units still stands at 44 but will likely soon go to 43 when the sale of 9822 Mia is complete.

Old Business

None.

New Business

a) 6019 Mia Painting

The Owner of 6019 Mia called to ask for the stucco and trim colors to repaint where there is discoloration from the fire that damaged the stucco and patio at 6021 Mia. Apparently, she turned away our contractor's worker when he showed up to do the painting last fall. The Board does not believe the HOA should now have Belza come back out as they have already

been paid for the work and the Owner could have contacted the HOA before sending the worker away.

ACTION: Sharon will call the Owner back and give her the paint numbers.

b) Security Camera Policy

The Board discussed a recent incident that raised the question from Owners wanting to install security cameras. The Directors were unanimous in affirming that any must only be installed on wood surfaces, such as under eaves, behind fascia boards or on the wood ceilings of entryways, etc.

ACTION: Sharon will discuss this in the next HOA newsletter.

c) Vendor List

ACTION: Directors are asked to submit updates to the HOA's preferred vendor list so the Secretary can make revisions.

d) Summer Newsletter

In addition to security-related topics (cameras, porch lights, keeping garage doors closed), Sharon plans to write articles about stucco attachments and outside storage (per discussions at the May 21 Board Meeting); reiterate our political signs policy; and remind Owners that ours are City streets and thus are not the HOA's responsibility to repair or plow.

ACTION: Directors are to give Sharon any other ideas for inclusion in the newsletter.

Adjournment

There being no other business before the Board, a motion was made, duly seconded, and approved to adjourn the meeting at 10:18 a.m. The next regularly scheduled meeting will be July 23.

Respectfully submitted,

Sharon Gittleman
Sharon Gittleman,
MVHOA Secretary