

MVHOA Board of Directors Meeting #106 on 7-23-2024

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 and Peggy Mudd. Vice President Jeff Phillips and At-Large Director Linda Phillips were absent and excused.

Summary of Inter-Meeting Business (June 18 through July 22):

- On June 20, the Board voted to give approval to purchase a townhome for purposes of renting to the Owner at the top of our Rental Waiting List.
- The June 18 Board Meeting Minutes were approved on June 21 and distributed on June 25. They were posted on the website on June 26.
- Notices were delivered to all Townhomes on Majestia, with a backup notice sent to those who have opted in with email, advising that power washing of their buildings and painting of the trim would begin on July 1. A follow-up email was sent July 9 because excessive temperatures were delaying the trim painting portion of the project.

Reports:

a) CC&R Enforcement

- Issues at 9704 Mia were discussed. The pool was removed from the backyard lawn but the bags filled with pet waste continue to pile up at the front door. The Board decided that since two notices have been delivered, a \$25 fine should now be imposed, with an admonition that the Owner also purchase their own disposal bags.
ACTION: Sharon will draft and send notice in Jeff's absence with BCC: to Ginger to have fine imposed.
- New complaints about barking dogs left unattended on the patio of 9605 Mia have come in. Animal Control was called as the temperature was 99F and no one was home to bring the dogs indoors for relief from the heat. Because this is a repeat occurrence, with the last fine imposed in March of \$75, the Board agreed to impose a fine of \$100 this time.
ACTION: Sharon will draft and send notice in Jeff's absence with BCC: to Ginger to have fine imposed.

b) Finances

- A motion was made, duly seconded, and unanimously approved to accept the June 2024 financial, balance-sheet and budget reports.
- Ginger said she finally did receive the invoice from Absolute Electric for their work replacing the GFCIs in the Palazzo. The company will be added to the HOA's Preferred Vendor List.
- Sharon reported that Doug's assessment of the RV fence was that no repairs are needed but a new coat of paint would make the area look better. The Board agreed this is something that can be considered and budgeted for in 2025.

c) ACC

- The stucco repair bid from Ideal Plastering was reviewed. The estimated \$500 in repairs at 9314 Vincenzo will be billed to the Owner as agreed. However, the Owner is also having some concrete work performed in the same area, so those stucco repairs will be taken off the current bid list and made once the Owner's concrete job is completed.

However, the Owner at 9615 Vincenzo has not agreed to pay the \$300 estimated for damage repairs needed there. The Board agreed that those repairs should be removed from the current bid list and the Owner given a year to work out arrangements with the previous Owner or her real estate agent, both of whom were informed before the sale closed that the damaged stucco would be repaired at the Owner's expense. The HOA will schedule the repairs for 2025 and the Owner will be responsible for the expense.

The Ideal bid of \$4,600 plus tax will thus be reduced by approximately \$800. The Board approved the bid as amended.

ACTIONS: Vern will follow up with Hector at Ideal and have the work scheduled. Sharon will draft a letter informing the Owner of 9615 Vincenzo of the Board's decision.

- Belza completed the power washing and is working on the trim painting for the 35 Townhomes on Majestia. Sharon asked on behalf an Owner if the insect spray applied by Heritage just days before the power washing would be reapplied to the Majestia units and was informed it was not a preventive but insecticide that would have done what it was supposed to do in a matter of hours.

ACTION: Sharon will so inform the Owner who asked about the spray.

- Bulldog Signs has completed work on one of the monument signs but not the other. The Board agreed the balance owed should not be paid until the job is complete.
- ACTION: Linda can notify Ginger to pay the invoice when the job is done.
- Notices issued July 6 to Owners at 6005 and 6010 Mia with courtyards where plants need trimmed away from the stucco were discussed. The owners were inadvertently told to remove plants, which we don't have authority to do as the plants are in their personal areas and Owner-maintained. The cactus at 6005 Mia has been trimmed back but that and other plants are encroaching into Common Area space. Ginger said a close inspection of the vine at 6010 Mia shows it is indeed a kind of vine that dies off in the Fall, as the Owner claims. The Owner will be advised to simply trim the vine so it is not climbing up on the stucco.

ACTIONS: The ACC should revisit 6005 Mia courtyard to see if additional plant trimming by the Owner is needed. Sharon will inform the 6010 Mia Owner of the needed trimming by reply email in Linda's absence.

- The \$4,759 bid from Heritage for new plantings was reviewed by the Board. After some discussion, the Board approved the proposal with the removal of the two Weeping Alaskan Cedar trees. The cedar being removed in the Majestia park area was not going to be replaced and the other tree is not deemed necessary at the proposed location under the power lines.

ACTION: Linda will need to get a new price from Heritage that excludes the two trees.

- Some of the branches of a spruce at 9305 Vincenzo were left badly askew on a recent windy day. The Board discussed the need for the ACC to compile a list of the spruces, and possibly other shrubs, that were poorly pruned last year to see that they are better trimmed up in this year's Fall pruning.
ACTIONS: Margaret will have Les get with the mowing crew lead to address the spruce at 9305 Vincenzo. Compiling the list noted above will be the ACC's action.

d) RV Storage Operations

Nothing new to report.

e) Palazzo

Nothing new to report.

f) HOA Phone and Email

Sharon said a real estate agent and prospective buyer both called regarding the arborvitae at the end of the privacy wall at 9826 Vincenzo, claiming it looked like it either had heat damage or was dying and wondering if the Owner would have to pay for its replacement. Sharon informed the real estate agent that the address was not on the list for plant removals nor for replacements, so the ACC must have determined the shrub was not dying and probably would see if it recovered and if, not, could be reevaluated next year. If it was heat damage, it would be a caution to any new Owner to be sure to keep BBQ appliances well away from the tree.

ACTION: ACC can check this for 2025 assessment.

g) Rentals

- The top name on the Waiting List was offered the option and subsequently asked to be placed back at the bottom of the Waiting List instead. So, Sharon asked for, and received, Board approval to make the offer to the next person on the Waiting List.
ACTION: Sharon.
- Sharon said the very first Owner on the Waiting List was offered the opportunity to add a unit as a rental (they are an existing Landlord-Owner) on January 2, 2024. They have yet to carry out a purchase and execute a subsequent lease agreement in seven months, but several Townhomes have been sold in the interim and more are now on the market. The Board discussed the matter and agreed that an amendment should be made to our Lease Rules & Regulations to avoid anyone from carrying such a privilege indefinitely as it is unfair to those still on the Waiting List. A motion was made, duly seconded and unanimously approved to add an addendum to the Lease R&Rs stipulating that "Any Owner afforded an opportunity to lease out a Mediterranean Villas Townhome when a Waiting List exists will have a maximum period of six months in which to exercise this privilege. If no lease agreement for a Townhome is executed within that timeframe, the Owner's name will be moved back to the bottom of the Waiting List."
ACTIONS: Sharon will draft the Amendment and revise the Lease R&Rs accordingly for Board approval. She will also inform the party involved that they face being placed at the bottom of the Waiting List.

Old Business

None.

New Business

2025 Budget and Annual Report Preparations

It was noted that the draft 2025 Budget will be submitted by Ginger at our August meeting, so anything that needs to be considered for next year should be brought to her attention. Also in August, Directors will discuss and affirm commitments for the following term year. The date for the Annual Report, Director elections and Budget ratification will also be decided by the Board in August.

Adjournment

There being no other business before the Board, a motion was made, duly seconded, and approved to adjourn the meeting at 10:15 a.m. The next regularly scheduled meeting is August 20, 2024.

Respectfully submitted,

Sharon Gittleman

Sharon Gittleman, MVHOA Secretary