

MVHOA Board of Directors Meeting #110 on 4-15-2025

The meeting was called to order at 9:03 a.m. at the Palazzo. Present were President Margaret Jacobson, Treasurer Ginger Sorenson, Secretary Sharon Gittleman and At-Large Director Leslie Cannon.

Summary of Inter-Meeting Business (October 8, 2024, through April 14, 2025):

- Board Meeting Minutes from October 8, 2024, containing a summary of the Annual Homeowners Association voting results, were approved on October 10 and distributed the next day. They were posted on the website on October 14.
- The Fall/Winter newsletter was distributed by email on October 13; hard copies were mailed October 11.
- The annual Winter Care/Holiday Decorating reminder flyers were hand distributed to all units during the first week of November.
- On November 20, the Board approved the 2023 Audit Report.
- On December 3, the Board was informed of the need for information to comply with federal beneficial ownership information (BOI) requirements for Directors. The requirement was subsequently put on hold by the 5th Circuit Court.
- Director Peggy Mudd resigned on December 15, due in part to personal objections regarding the federal BOI requirement.
- In late December, the Board received its first-ever Christmas card with a note of appreciation from one of our Owners!
- On April 8, 2025, the Board approved the Secretary's notice to advise the 42 Owners on Vincenzo east of Midland of the power-washing and fascia-painting project to begin April 21. The notices were hand distributed to the affected units on April 14, with an email backup issued to the 26 units whose Owners are on the email Opt-In list.

Reports:

a) CC&R Enforcement

- The Owner of 9313 Vincenzo was fined twice last October: \$25 for improper outdoor storage that went unaddressed after first written notice; and \$50 for continued pet tethering in the lawn that has damaged the rear yard. She was advised that any needed lawn repairs in the Spring would be billed to her. On April 14, however, improper storage of the (overflowing) garbage can was again observed. The Board approved a third fine of \$75 for the recurring violation. She will also be advised that the lack of care to preserve the attractiveness of her unit, including black paint overspray all over the driveway concrete, has been noted.
ACTION: Sharon will draft a letter for Board approval.
- The Landlord-Owner of 9406 Majestia was notified on October 13, 2024, of the use of Guest Parking by residents at that address. The Owner promised to follow up, but there is still some use of Guest Parking being observed this Spring.

- The property manager for 9607 Mia was reminded on November 18 that “For Rent” signs are not allowed. She promptly removed the sign. Another Owner’s executor posted a “For Sale” sign in the lawn in February and was reminded to move it to the landscaping rocks.
- Complaints of pet violations in the vicinity of both 9512 Mia and 9812 Mia during the Winter months did not require HOA follow-up notices or fines. However, the Owner of 9812 Mia will be notified that if the severe damage to his front yard from his female dog does not improve after a month or so of irrigation, assuming the dog is no longer using the front yard for urination, repairs to the lawn will be made at his expense. He will be asked to make changes to avoid this type of lawn damage.
ACTION: Sharon will draft a letter for Board approval.
- The owner of a dog at 9614 Mia that does its business in a neighboring yard was reminded of the pet leash and cleanup rules on January 16, 2025. The renters there also were asked in March to be more careful when parking their vehicles, so their tires are not on the lawn.
- A notice left at 6020 Mia, plus two subsequent emails to the Landlord-Owner, produced no significant corrective action, so a fine of \$25 was levied on March 20 for improper outdoor storage and unsightly conditions. The fine successfully achieved compliance.
- The Owners at 9817 Mia were fined \$25 on April 3 for renewed complaints about lack of pet cleanup and dogs left to run loose in the neighborhood. They were also asked not to block their neighbors’ trash collection with vehicles parked on the street.
- A notice was sent to Owners of 9310 Majestia regarding a lawn ornament in the Common Area landscaping. They promptly complied, moving it to their personal space.
- The Owners of 6023 Mia will be advised again that personal items may not be placed in the Common Area landscaping and further non-compliance will result in a fine.

b) Finances

- The Board discussed the two primary delinquencies. The Board agreed that, in the one case, as long as some attempts to clean up the non-dues arrears continue, the expense to the HOA of filing a lien is not warranted as the amount in arrears will ultimately be satisfied if the property is ever sold. The Board also agreed it should not be written off as ‘bad debt’ as the Owner would take that as permission to also fall behind on dues payments without consequence. The other delinquent account will be monitored closely to see if a lien will be needed.
- September through December 2024, and January and February 2025, financial, balance sheet and budget reports were approved unanimously by the Board as submitted.

c) ACC

- The lack of leadership for the ACC was discussed at length. Fortunately, the power washing and fascia painting on Vincenzo west of Midland that is beginning April 21 is the only major exterior building project planned this year. Two of the current ACC members can probably handle getting any needed stucco repairs addressed, and Owner-requested exterior modifications are already very capably

being handled by two other ACC members. In the end, along with advertising for a volunteer to take charge of the ACC and/or a new Board member to take that on as ACC liaison, the Board agreed that the remaining primary ACC issues this year involve landscaping, for which there is no clear leader.

- The Board expressed continued displeasure with our landscape contractor's very poor performance: inappropriate pruning and lack of cleanup after; irrigation valves the crews turn off and do not put back on; weed control that seems to be non-existent; lack of attention to trimming needed around utility boxes; and inconsistent lawn maintenance and lack of blowing off patios and rock beds. Nothing can be done now, however, to change the current contract, which runs until the end of 2025.
- A discussion on landscaping needs then ensued. There's a long list: phased repair of drip lines accompanied by edging replacements; survey of plants that need removed and/or replaced, potentially including those that were supposed to be planted last year; repairing, leveling, and re-rocking or resodding where trees and shrubs have previously been removed; remediating several Common Area landscape beds; options for addressing the hill behind the Pavilion; and, assessing plant trimming/removal needs around utility boxes. The Board unanimously agreed to ask the owner of Just Believe It Landscaping to submit bids on each of these projects because he is intimately familiar with our community and needs.
ACTION: Margaret will get in touch with the business owner.
- Courtyard personal landscaping that needs trimmed also did not get addressed by the ACC last year. There are Owners who need prompted to do so.
ACTION: In the absence of ACC leadership, Sharon will draft notices for 6004 and 9803 Mia and any others deemed necessary.

d) RV Storage Operations

- On November 15, an Owner reserved a 40' space and paid through yearend and for 2025. This leaves two 25' spaces available.
- Another registration tab survey, and status of the area (weeds, need for re-striping) will be conducted when Doug Stredwick gets home from Arizona.

e) Palazzo

Margaret has been doing cleanup at the Palazzo weekly or as needed since Peggy's departure. The Board discussed options going forward.

ACTIONS: Sharon will ask a resident housecleaner for a bid on weekly floor sweeping, and rug and bathroom cleaning. She will also advertise in the next newsletter for a volunteer to do so.

f) HOA Phone and Email

There were 28 legitimate calls, and a similar number of emails over the Winter interim. There were 38 calls coming in as "Potential Spam" – and mostly they were!!!

g) Rentals

The Owner at the top of the Waiting List failed to consummate a rental agreement in the six months allotted and asked to be put back at the bottom of the List. The next

Owner on the Waiting List has been notified of the same opportunity and has chosen to remove themselves from the Waiting List. Two other Owners are also waiting for the possible opportunity to rent out their units; the one at the top of the List will be offered that chance.

ACTION: Sharon.

Old Business

a) Website

The upgrade to our website is not yet under way.

ACTION: Leslie will follow up on the upgrade contract with Cline Computing.

New Business

b) Tumbleweed Control

Sharon noted that the City needs another reminder to keep the adjacent property owner in compliance with weed/tumbleweed control as the pile of tumbleweeds next to units on Majestia is once again ready to breach the wall onto our properties with the next breezy day.

ACTION: Sharon will contact the City Code Enforcement official.

c) Spring/Summer Newsletter

The Board agreed this needs to be drafted sooner than later with the lack of volunteers on the Board and ACC to continue effective self-management of the HOA.

ACTION: Sharon.

Next Meetings/Adjournment

- The upcoming regularly scheduled meetings of the Board of Directors will be on May 20, June 17, July 15, August 19, and September 16. The October meeting date will be decided later.
- There being no other business before the Board, a motion was made, duly seconded, and approved, to adjourn the meeting at 10:29 a.m.

Respectfully submitted,

Sharon Gittleman

Sharon Gittleman, MVHOA Secretary