

## MVHOA Board of Directors Meeting #111 on 5-20-2025

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

### Summary of Inter-Meeting Business (April 15 through May 19, 2025):

- On April 18, the April 15, 2025, Board Meeting Minutes were approved, distributed, and posted on the website.
- On April 30, the Board approved a bid of \$980 from Just Believe It Landscaping to remove a dead tree in the Majestia park; clean up and re-sod where another tree was removed two years ago; clean up where an arborvitae was removed last year at 9415 Vincenzo; and trim a shrub at 9604 Vincenzo that was obscuring the house numbers.
- Ginger distributed the 2026 Reserve Study to the Board on May 13 for review.

### Reports:

#### a) CC&R Enforcement

- Notice of a third fine for improper outdoor storage was sent to the Owner of 9313 Vincenzo on April 19.
- The Owner of 6021 Mia was fined \$25 on April 25 for failure to comply with proper garbage-can storage.
- Notice was sent on May 2 to the Landlord-Owner of 9722 Mia whose new tenants already were generating complaints regarding dogs let loose to roam the neighborhood.
- Notices were sent May 5 and 6 to the Landlord-Owner of 9614 Mia regarding fencing of the rear yard to keep pets contained, lack of pet cleanup, and apparent prohibited repair work on a vehicle left in the driveway with its hood up for several days. [The Owner is not renewing the tenants' lease at end of May and also gave their tenants legal notice to comply or vacate within 10 days.]
- Reassessment of the rear lawn at 9313 Vincenzo has not taken place but the front lawn of 9812 Mia is recovering somewhat with irrigation water. The respective Owners have been advised that any needed lawn repairs from the damages caused by their pets will be billed to them. The Board agreed to wait and recheck at the end of Summer as to whether lawn repairs will be needed.
- The Owners of 6023 Mia will be fined \$25 for personal items not removed from the Common Area landscaping after multiple verbal warnings and a written notification sent on April 25.  
**ACTION:** Sharon will note in the notice of fine that the landscapers cannot edge the lawn nor prune the trees when personal items are in the way.

#### b) Finances

- Ginger reported that CDs are coming due in our Reserve Fund accounts at Wheatland, GESA and Umpqua over the coming few months. As approved by the Board in 2024, the proceeds will be moved over to the CDARS® system to

purchase new CDs. This will enable the HOA to close accounts at those three financial institutions to make Reserve Fund management easier and centralized.

**ACTION:** Ginger/Margaret.

- The Board once again discussed the delinquencies and how those who repeatedly lapse in their dues payments put an unfair burden on the rest who pay on time. Ginger said many of the late payers ignore the late fees and interest, as though they don't have to be paid. Sharon suggested another article about this in the newsletter is needed, and the rest agreed.

**ACTION:** Sharon will draft an article for Board approval.

- A motion was made, duly seconded, and the March 2025, financial, balance sheet and budget reports were unanimously approved by the Board as submitted; Leslie submitted her approval prior to the meeting.
- The 2026 Reserve Study was discussed. The only project noted for 2026 in the Study is repair and staining of the RV Storage Area fence. Sharon said Doug has noted some of the fence boards on the west side are rotting at the bottom from the adjacent irrigation watering, but he has promised to do a closer inspection for additional repairs that might be needed.
- Ginger has forwarded our Dues Payment Options document to Celski and asked for a text revision regarding account numbers, at Sharon's request.

#### c) ACC

- ACC approvals were given to Owners for a gutter addition at 9209 Majestia and driveway and sidewalk replacement at 9312 Vincenzo. It was noted that some might not realize that driveways as well as the sidewalks in front of each lot are the Owner's responsibility to keep in good repair, even though clearly stated in our Covenants and on our matrix of HOA vs. Owner repair and replacement responsibilities.
- The lack of leadership for the ACC was again discussed. The two primary ACC oversight areas are landscaping and building maintenance. No one on the ACC is capable of (for various reasons, including physical limitations), or willing to take the lead in these areas. So, the Board decided it would give as much of the lead in landscaping as possible to Just Believe It Landscaping's owner, to assess needs and then submit them for Board approval.
- Just Believe It will be asked for bids to perform the following landscaping projects: 1) reworking the landscape bed at the south end of the large Guest Parking lot on Majestia; 2) replacing all plastic landscape edging with steel in Phase 1, along with any drip line repairs needed; 3) removing horsetails at 9308 Majestia, with eventual restoration of affected areas; 4) cutting back and/or removing shrubbery blocking utility meters in Common Area at 9825 Vincenzo and removing grass choking out rose bushes at 9306 Vincenzo; 5) removing the driveway median shrub run over and destroyed by the resident at 9516 Mia; 6) planting a couple new shrubs where grasses were removed in 2023 in front of 9503 Vincenzo.  
**ACTIONS:** Margaret will solicit the bids. Sharon will advise the Owner at 9308 Majestia of the planned work, advising them that there will be no landscaping until the invasive species is fully eliminated and that replacement landscaping

possibly won't be installed until 2026. Sharon will notify the Landlord-Owner of 9514 Mia regarding the plant removal and that it will not be replaced.

- Similarly, the Board will inquire whether our painting contractor and/or stucco repair contractor would be willing and able to help with assessments in those areas. However, we rely on Owners to help with assessing their own units for potential stucco repair issues. Our Reserve Studies and painting contractor provide guidance for painting issues. Fortunately, no major painting projects are needed now for several years; with the recently completed pressure washing and fascia painting done on Vincenzo east of Midland, all units have either been fully recoated and painted or been pressure-washed and had fascia painted.
- Notices were sent to 6004 and 9803 Mia to trim back and lower trees in their courtyards. Sharon noted that the Owner of 6006 Mia should also get a reminder. **ACTIONS:** If no action is taken by the end of the month, Sharon will send reminders, offering an option to have the HOA arrange to do the work and bill the Owners for the expense. Sharon will send a notice to the Owner of 6006 Mia.

#### **d) RV Storage Operations**

- One more space was taken on May 4, leaving only one 25-foot space available.
- Sharon reported Doug doesn't think any restriping of the spaces is needed this year and the weeds seem to be under control right now. He will assess and report on the condition of the fence and survey the RVs for current tab registrations.

#### **e) Palazzo**

Sharon asked a resident housecleaner for a bid on weekly floor sweeping, and rug and bathroom cleaning but has not heard a response. She is advertising in the next newsletter for a volunteer to do so.

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

Sharon had nothing significant to report. She noted it is now easy to send simple responses via text message when calls come in from a cell phone.

#### **g) Rentals**

The Owner at the top of the Waiting List has been notified but has yet to submit a draft written lease agreement for approval. Two units have new tenants; a third will soon also get new renters.

### **Old Business**

#### **a) Website**

The upgrade to our website is not yet under way.

**ACTION:** Leslie.

#### **b) Spring/Summer Newsletter**

The Board has reviewed and approved the draft. Sharon will draft an article encouraging timely dues payments (as discussed under Finances, above) to be added.

## New Business

### a) Vendor List

Sharon distributed an updated preferred vendor list and asked for input on contractors that should be deleted from the list.

**ACTIONS:** Ginger and Margaret will ask Vern and Les to review the list for accuracy as well and provide their input to Sharon.

### b) Updated Building Colors List

Sharon also updated the colors list, adding the roof shingles color a contractor recently provided.

## Next Meetings/Adjournment

- The July 15 meeting will be cancelled. If needed to review landscaping work in process, a meeting may be called in late July.
- There being no other business before the Board, a motion was made, duly seconded, and approved, to adjourn the meeting at 10:05 a.m.

Respectfully submitted,

*Sharon Gittleman*

Sharon Gittleman, MVHOA Secretary