

MVHOA Board of Directors Meeting #112 on 6-17-2025

The meeting was called to order at 8:54 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.

New Board Members attending on a provisional basis for appointment were Owners Carole Valentine and Vicki Locati. Margaret welcomed their assistance in providing additional Owner input on the Board.

Summary of Inter-Meeting Business (May 20 through June 17, 2025):

- May 20 Board Meeting Minutes were approved on May 22.
- On June 2, the Board approved a bid of \$2,845 from Just Believe It Landscaping to do replanting in front of 9503 Vincenzo and rework the south-end landscape bed in the large Majestia parking lot.
- The Spring/Summer newsletter was taken to the Post Office on May 30 and distributed to Opt-In Owners via email on May 31.

Reports:

a) CC&R Enforcement

- Notice of \$25 fine for continued abuse of Guest Parking by residents of 9406 Majestia was issued on May 22. There has been some improvement since, but it will be watched.
- Landlord-Owner of 9312 Vincenzo was notified on May 24 of mess left by contractor who replaced drive and walks, plus renters' personal items in Common Area landscaping needing to be removed. Owner and tenants have complied.
- Notice of a \$25 fine for continued personal items in Common Area landscaping was mailed to Owners of 6023 Mia on May 29. Concern is that the resident relative might not be passing letters along to the Owners of the unit as the resident does not speak English. Sharon asked if Celski can supply alternative contact info on the Owners.
ACTION: Ginger will ask if Celski can do so.
- Landlord-Owner of 9408 Majestia was advised on June 7 to have his tenants abide by the Guest Parking rules. He reported the residents are moving items to another location but will do better to comply with our Rules.

b) Finances

- Ginger reported that the CD that came due in our Reserve Fund account at Wheatland was moved over to the CDARS® system to purchase new CDs and our account at Wheatland was closed. A CD at Umpqua comes due June 20 and the same actions will take place, moving the Reserve Funds to CDARS® and closing the Umpqua account. This will continue to make Reserve Fund management easier and more centralized.
ACTIONS: Ginger/Margaret.

- The Board discussed the delinquencies. Celski is wanting to get a signed agreement with the largest delinquent to commit to automatic payments.
ACTION: Ginger will work with Celski on this.
- After a brief discussion to explain the contents of the budget reports to Carole and Vicki, a motion was made, duly seconded and unanimously approved to accept the April and May financial, balance sheet and budget reports.
- Our Dues Payment Options document, posted on the website and given to all new Owners in their Welcome Packet, instructs Owners to include their account number on their checks or the memo line of their autopayments. Jeff Spelgatti at Celski said they would add account numbers to Celski's own Welcome letter to new Owners, which will eliminate the follow-up calls/emails we receive when new Owners want to know their account number. Sharon modified the wording of our document accordingly. Margaret has copies of the new version for Welcome Packets and Leslie posted the revised document on our website on June 13.
- Sharon inquired whether the personal info we Directors supplied in late 2024 to Celski last Fall for purposes of the federal Beneficial Ownership Information (BOI) requirement has been destroyed by Celski as unneeded data. The BOI data requirement was eliminated for HOA Directors (and others) in March 2025.
ACTION: Ginger will find out from Jeff what's happened with the data we submitted.

c) **ACC**

- Just Believe It did a great job reworking the parking lot landscaping bed on Majestia, but they want to know if the large pot there still looks appropriate. The Board agreed the pot is still okay and not only matches the one in the landscaping bed at the other end of the lot but will probably fit in even better once the other new plants and tree grow larger.
- The Owners at 9503 Vincenzo are pleased with the long overdue new plantings in front of their entry wall. The run-over and half-dead plant in the driveway median at 9516 Mia has also been removed.
- The next bids being requested from Just Believe It are to replace all plastic landscape edging with steel in Phase 1, along with any drip line repairs needed; removing horsetails at 9308 Majestia and their regrowth at 9316 Vincenzo, with eventual restoration of affected areas; and cutting back and/or removing shrubbery blocking utility meters in the Common Area at 9825 Vincenzo and removing grass choking out rose bushes at 9306 Vincenzo. Regarding the horsetail removals, the Board wants to be sure the correct herbicide is applied to effectively destroy this invasive weed and keep it from regrowing.
ACTION: Margaret will discuss the Board's horsetail concerns with Just Believe It.
- Owner courtyard trimming needs were met by Owners at 6004, 6006 and 9803 Mia. Owners at 9719 Mia and 9905 Vincenzo were sent notices on May 28; no action has been taken to date at those addresses. The second notice sent to 9803 Mia, however, revealed that a new Owner has been residing there since November 2024, and that the property was sold to a like-named family entity in April 2023. No "For Sale" sign ever appeared at that time, so Sharon had no reason to watch for official change of ownership on the County's property records platform.

ACTION: Ginger will ask Celski if change-of-ownership info that Celski receives from title companies can be conveyed to her, and possibly Sharon, so the HOA Owner-Renter Directory Sharon maintains can be kept up to date.

- The Board discussed stucco repairs. With the ACC basically being non-functional at this time, other than Owner requests for exterior modifications being capably handled by the Chichettis, and no one on the ACC physically capable of doing a full community walk-through building assessment, the Board will rely on reports from Owners.

ACTION: In the next newsletter, Sharon will remind Owners to check their unit exteriors and report any possible repair issues.

d) RV Storage Operations

- Sharon reported that Doug doesn't think the fence needs urgent repair this year, so the 2026 Reserve Study Update recommendation to do so next year is likely still valid.
- Doug also surveyed the RVs in storage for current tab registrations; two Owners will be notified of missing or late tabs.

e) Palazzo

Sharon said no response has been forthcoming from a resident housecleaner for a bid on weekly cleaning nor have there been any volunteers from the request published in the Spring/Summer newsletter. Carole said she could be willing to assist Margaret with this chore. She and Margaret will discuss it further.

f) HOA Phone and Email

Sharon had nothing significant to report.

g) Rentals

- The Landlord-Owner of 9722 Vincenzo reported some alleged issues between his tenants and a neighbor, but the neighbor has yet to lodge any formal complaints with the HOA.
- The Owner at the top of the Waiting List has yet to submit a draft written lease agreement for approval. If 9810 Vincenzo is sold, another rental opportunity will become available.

Old Business

a) Website

There was no report from Leslie on the upgrade to our website.

ACTION: Leslie.

b) Preferred Vendor List

Sharon said Leslie has posted the updated list on the website in the Board-ACC-limited section.

New Business

Carole noted that there is renewed growth in the gap between our north wall and fences around properties in the adjacent Broadmoor Estates. This may require some research as to how to effectively kill the unwanted weeds and tree shoots before they cause harm to our block wall.

Next Meetings/Adjournment

- The July 15 meeting has been cancelled. Actions will be handled via email. The next regularly scheduled meeting is August 19.
- 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.

Respectfully submitted,

Sharon Gittleman

Sharon Gittleman, MVHOA Secretary