

## MVHOA Board of Directors Meeting #113 on 8-19-2025

The meeting was called to order at 8:58 a.m. at the Palazzo. Present were President Margaret Jacobson, Treasurer Ginger Sorenson, Secretary Sharon Gittleman, and June appointees as At-Large Directors Vicki Locati and Carole Valentine. Director Leslie Cannon was absent and excused.

### Summary of Inter-Meeting Business (June 17 through August 18, 2025):

- June 17, 2025, Board Meeting Minutes were approved on June 19, and posted online June 23.
- The Pasco City Works Dept. was notified on June 19 that their road construction contractor blew at least five sprinkler heads on the strip of City-maintained property north of our Broadmoor entrance. On August 7, the contractor damaged our irrigation lines by digging a trench for electrical conduit on the HOA-maintained strip of land south of that entrance and the City was contacted again. Les Jacobson and Heritage irrigation specialist David Camargo are overseeing repairs and restoration of the area.
- On June 25, the Board approved a bid of \$2,845 from Just Believe It Landscaping to rework the north-end landscape bed in the large Majestia parking lot similar to the south-end redo.
- On July 2, approval was granted by the Board for the Owner of 9805 Mia to rent out her Townhome. She was so notified on July 4.
- On July 3, the Board approved the 2024 draft Audit report.
- On July 11, the Board approved a bid of \$1,438.26 for removal of dead arbs, and cleanup of the beds where they are removed, at seven locations.
- On July 21, the Board agreed an uncomfortable situation between a Landlord-Owner's tenants and the Owners next door (brought to the attention of the Board by the Landlord) was a matter for the participants to work out and not an HOA matter.

### Reports:

#### a) CC&R Enforcement

- Notice of a \$25 fine, and previous first written notice, for personal items in Common Area landscaping was emailed on June 18 to Owners of 6023 Mia, once we received that contact information; compliance subsequently ensued.
- Damage of \$80 caused to irrigation will be billed to Owner at 9815 Vincenzo who installed solar lights along driveway in the lawn. Owner reported irrigation issue on July 17.  
**ACTION:** Ginger.
- On July 29 and 30, notices were sent to 13 Owners (including one rented unit) regarding personal items in Common Area HOA-maintained landscaping, all solar lights in either driveway medians or curbside landscape beds. A survey for consistent rules

application was prompted by two Owners who installed very large lights that could easily be damaged by pruning and other yard tasks, and the above-noted incident of irrigation damage caused by installation of such lights. All have complied.

- Complaint of garbage in front entry at 9704 Mia that the wind strews into neighboring yards was discussed. There were previous issues at that address with entry storage, including pet waste bags. The Board authorized a second fine for improper entryway storage.

**ACTION:** Sharon will notify the Owner and Ginger will then have the fine assessed.

- Notice of \$50 second fine on the Landlord-Owners of 9406 Majestia, for continued abuse of Guest Parking by their tenants, was issued August 11.
- New (as of June 2025) Owners called Heritage directly regarding a sprinkler issue on August 12. The HOA incurred an emergency callout charge from Heritage as a result.  
**ACTION:** Sharon will advise them to submit such concerns directly to the HOA.
- Notice was sent August 12 to the Landlord-Owner and their agent regarding a prohibited seed bird feeder on the back patio.

## **b) Finances**

- Ginger reported that the CD that comes due at the end of the month in our Reserve Fund account at GESA will be moved over to the CDARS® system to purchase new CDs and our account at GESA will be closed. A CD at HAPO does not come due until 2028.  
**ACTION:** Ginger/Margaret.
- The Board discussed the delinquencies. Celski has been unable to get an agreement signed with our largest delinquent to commit to automatic payments. Another Owner is again in arrears at this time for about \$1,000.  
**ACTION:** Ginger will work with Celski again on this.
- Ginger noted her concern that Celski has yet to move \$500,000 in proceeds from CDs to the CDARS® system and had asked Celski for an explanation. [Celski's response came shortly after this meeting and the inaction relates to a newly passed Washington State law prohibiting new CD investments without 75 percent approval by the Association's membership. Ginger reported our accountants are seeking clarification, and hopefully some relief from this requirement.]
- A motion was made, duly seconded and unanimously approved to accept the June and July financial, balance sheet and budget reports.
- Ginger has not yet drafted a 2026 Budget and added she is not sure if another dues increase will be warranted. She is ready to send out the scope of work for bids for the landscape contract. The Board concurred with the three firms to be solicited. A deadline of September 8 will be given to submit bids so the 2026 Budget can be drafted for approval at the September Board meeting. The Board also discussed that there will be a need to budget for some supplemental handyman services and additional landscape/irrigation coordination, no matter which firm is chosen as landscape contractor for next year, because Les Jacobson will not be providing his services to the HOA after the October irrigation shutoff is completed.

**c) ACC**

- A bid from Just Believe It Landscaping has yet to be received regarding the Phase 1 edging replacement project. However, they are using the new steel edging as needed with other projects and repairing/replacing drip lines as needed.
- The Board discussed the project to eliminate horsetails at 9308 Majestia and their regrowth at 9316 Vincenzo, with Ginger and Margaret noting they have cropped up in a couple other lots in the Common Area landscaping as well. Because it is too late in the season to begin the process, the project will be tabled until early 2026 so that an effective process and solution can be applied.

**ACTION:** Sharon will notify the Owner at 9308 Majestia of the project's delay.

- Heritage will be asked to cut back or remove shrubs blocking utility boxes/meters in the Common Area at 9825 Mia, and elsewhere if needed, and remove the grass choking out rose bushes in front of 9306 Vincenzo.
- Just Believe It Landscaping will be asked to cut down and spray the regrowth in weeds and saplings in the space between our north wall and the fences of lots in Broadmoor Estates. The Board approved doing the work at an hourly rate plus cost of supplies.
- The Board discussed the fact that there are many more arbs that will need to be removed next year. There was also discussion about those at the end of the rear privacy walls that have been removed and to impact the privacy factor between neighbors; the Board will review options and ideas for replacements that might be more easily maintained.
- Heritage was finally out today spraying the lawns for weeds. Board members noted that Heritage spraying pre-emergent back in February during a cold snap did no good whatsoever and then they have only fertilized since with just plain fertilizer, not a weed-and-feed mixture. Plus, the lawn crews are once again weed-whacking large swaths on the lawn edges which makes the weeds proliferate more in hot weather.
- Margaret noted that our Broadmoor Blvd. entrance will need to be reworked and spruced up once the City's road reconstruction work is complete.

**d) RV Storage Operations**

- Emails were sent on June 22 to two RV space renters for lack of compliance with RV registration requirements (spaces 9 and 15). One has complied; the other has not. Now there are two others whose tabs are out-of-date.

**ACTION:** Sharon/Doug.

- A new user will be signed up tomorrow, so all spaces will now be rented. The new user will need a larger space than the one space now open, but Sharon reported she's already gotten agreement from another user who can use a smaller slot to switch spaces.

**ACTIONS:** Sharon will get the RV Agreement signed, the check to Ginger, and update the RV user list for Celski's billing records.

- Ginger noted that the HOA's RV license from the State was \$10 for a long time, then rose to \$20 last year and is costing \$60 this year. The Board discussed the possibility of increasing the very modest \$25/month fee, which has never been

raised in 20 years! The Board discussed raising it to \$45, as well as the idea of raising it commensurately with any HOA dues increases in the future.

**e) Palazzo**

Margaret and Carole are switching months giving the facility a weekly cleaning.

**f) HOA Phone and Email**

Sharon had nothing significant to report.

**g) Rentals**

- Rentals stand at 44. Landlord-Owners of 9810 Mia have reported their unit is under contract. When the sale closes, rentals will be at 43, which will open an opportunity for another Owner on the Waiting List.
- The Owner currently at the top of the three names now on the list is one with whom the HOA has had repeated issues, especially regarding noise disturbances with her dogs. The Board agreed that she should nonetheless be asked if she is still interested in renting out her Townhome but advise her that the Board has concerns about her ability to see that her tenants abide by our Covenants and R&Rs.  
**ACTION:** Sharon.
- Sharon then brought up the issue of the unadvertised sale of 9609 Vincenzo to a resident who had been living for four years in his son and daughter-in-law's Townhome at 9605 Vincenzo. The transaction came to light in Celski's July resale report. The new Owner told Margaret he did not know his son's plans for the other unit and was advised it cannot be rented out.  
**ACTION:** Sharon will follow up with a notice to the Owners of 9605 Vincenzo to reaffirm the rental prohibition and explain their options if they wish to retain ownership of the unit.

## Old Business

### Website

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

**ACTION:** Leslie.

## New Business

### Board Members

We received a tentative offer of help from a new Owner who has HOA Board experience. However, he has not responded to our inquiry about his current involvement as president of his condo association in Seattle and how that might interfere with assisting the MVHOA. The Board also discussed Leslie's involvement as a Director. Because that is now limited by her full-time job, the Board thinks it best to not nominate her for next year's slate of candidates and hope she is willing to continue as Webmaster, which is a significant help in and of itself.

**ACTION:** Sharon will discuss this potential arrangement with Leslie.

## Next Meetings/Adjournment

**a) Next Meetings**

The next meeting scheduled is September 16 at 9 a.m. The 2026 Budget will be reviewed and approved at that time, as well as the Annual Report to Owners. October 7 at 9 a.m. was tentatively set as the last regularly scheduled in-person Board meeting for 2025, with the deadline for Homeowner ballots 6 p.m. the night before.

**b)** There being no other business before the Board, a motion was made, seconded and approved to adjourn the meeting at 10:51 a.m.

Respectfully submitted,

*Sharon Gittleman*

Sharon Gittleman, MVHOA Secretary