

## MVHOA Board of Directors Meeting #114 on 9-16-2025

The meeting was called to order at 8:52 a.m. at the Palazzo. Present were President Margaret Jacobson, Treasurer Ginger Sorenson, Secretary Sharon Gittleman, and At-Large Director Vicki Locati. Directors Carole Valentine and Leslie Cannon were absent and excused.

### Summary of Inter-Meeting Business (August 19 through September 15, 2025):

- August 19, 2025, Board Meeting Minutes were approved on August 22.

### Reports:

#### a) CC&R Enforcement

- Damage of \$80 caused to irrigation was billed to the Owner of 9815 Vincenzo on August 19. Whether it was paid will show in the September financial reports.
- Our August 11 notice of a \$50 second fine on the Landlord-Owners of 9406 Majestia, for continued abuse of Guest Parking by their tenants, was subsequently disputed by the tenant. We advised them to take up the dispute with the landlord, on whom the fine was levied, and provided both parties photo proof of the violation on August 20.
- On August 22, a notice was sent to yet another Owner, this one at 6015 Vincenzo, regarding personal items in Common Area HOA-maintained landscaping. They subsequently complied and removed the items.
- Notice of a second fine of \$50 levied on the Owner of 9704 Mia for improper entryway storage was issued on August 22.
- The Owner of 9818 Vincenzo was reminded on August 22 of her responsibility to clean up dog doo, observed in her yard during irrigation maintenance. She admitted she had neglected to do so and promised to do better.

#### b) Finances

- Ginger reported that the CD that came due at the end of the month in our Reserve Fund account at GESA was simply rolled over into another short-term CD at 3.9%. Until there is clarification on the new Washington State law regarding homeowner association investments, the Board concurred with Ginger's suggestion that we should keep the account open.
- In the meantime, because the law does not even take effect until 2026, she requested that Celski split the \$500,000 in prior proceeds from CDs that came due in recent months and put the funds into the CDARS® system. Unfortunately, the delay in doing so cost us a few months of good interest income. Celski put another \$71,106 in CD proceeds into a reserve savings account.
- The Board again discussed delinquencies. Neither of the two major delinquents will agree to make automatic payments. One of them recently asked to be placed on the rental Waiting List because she intends to move out when she remarries in January 2026. Regardless of when her name comes to the top of the rental

Waiting List, the Board agreed that she would not be given rental approval unless her debt was cleaned up and she would be required to be on time with all succeeding dues payments, because history shows she has previously caught up on her dues only to soon after stop paying again. The Directors agreed that she should be notified now of the Board's position.

**ACTION:** Sharon will draft a letter for review and approval.

- A motion was made, duly seconded and unanimously approved to accept the August financial, balance sheet and budget reports.
- The landscape contract bids were discussed. A motion was made, duly seconded and unanimously approved to accept the bid of Just Believe It Landscaping. The owner has demonstrated high quality in projects awarded during the past year and knows our community very well.
- The 2026 Budget not only absorbs a modest increase in Grounds Maintenance but includes a minor amount of increased income by raising the RV Storage fee to \$45/month (\$540/year). There is also enough in contingency to cover several needed landscaping projects without raising monthly dues. Ginger pointed out that she did another analysis of inflation since 2010 and projected that our monthly dues would now be \$170.20 had we simply accounted for inflation over the past 15 years. A motion was made, duly seconded and unanimously approved to accept the presented 2026 Budget and Disclosure Statement on Reserves.

#### c) ACC

- Just Believe It Landscaping investigated the use of steel edging to replace our current plastic edging and revealed the high material expense and intensive labor cost would be prohibitive – at least \$60,000 for the Phases west of Midland for the material alone. In addition, the kind of plastic edging we now have is actually very durable if properly installed with stakes to keep it in place. The underground drip lines have already been repaired or replaced in all of Phase 1, so the Board authorized getting a bid to replace the Phase 1 edging with new plastic product properly installed.
- Just Believe It Landscaping will cut down the weeds and saplings between our north wall and the fences of lots in Broadmoor Estates wherever they encroach on our property and will spray to eliminate regrowth at an hourly rate plus materials.
- At least 15 more arborvitaes need to be removed. The work will be done at an hourly rate this Fall. However, the Board agreed that redoing the landscaping on both sides of our Broadmoor Blvd. entrance was a higher priority and is to be tackled first.

#### d) RV Storage Operations

- A user with a small RV (boat) switched to a smaller space so a new user needing a larger space could come in. Another user would like a larger space; there's an option to make one more switch if the larger of the two spaces is sufficient.  
**ACTION:** Sharon will work on this with Doug Stredwick and the users involved.
- Emails were sent on September 3 to three more RV space renters for lack of compliance with RV registration requirements.

- The RV Storage Area is fully in use/paid for. We now even have a Waiting List of two Owners who would like to rent spaces.

**e) Palazzo**

A nearby Owner asked Margaret why she was cleaning the place but did not volunteer to do so when told no one else will step up to take on the task.

**f) HOA Phone and Email**

Sharon had nothing significant to report and said re-recording a greeting that the line was out of service while she was out of the country seemed to work fine.

**g) Rentals**

- Rentals stand at 43 with the sale of 9810 Vincenzo bringing it back to Owner-occupied status. There are five Owners on the rental Waiting List.
- The Owner of 9605 Mia confirmed intent to rent but has yet to submit documentation for approval. Noise nuisance from her dogs continues to be an issue.
- An August 19 notice to the Owners of 9605 Vincenzo to reaffirm the current rental prohibition led to them subsequently listing the unit for sale.
- Documents for new tenants at 9606 Vincenzo arrived two weeks after tenancy effective date. The Landlord-Owner was reminded of the requirement to get signed documents to the HOA before new tenants take occupancy.
- Documents received for the first tenants at 9805 Mia were missing the HOA Addendum. The Landlord-Owner misunderstood the requirement and attached the Lease R&Rs instead. She promised to get the missing signed document submitted by the end of this week.

## Old Business

### Website

Leslie has agreed to continue as our Webmaster. She reported that Cline Computing will honor its 2024 bid of \$1500 for our website architecture upgrade and redesign and will begin work in the next two weeks.

**ACTION:** Leslie will follow up.

## New Business

### a) Annual Report to Homeowners

Sharon's draft of the Annual Report was reviewed. The completion of dripline repairs/replacement in Phase 1 will be added, as well as the approval of a new landscape contractor. and decisions regarding the Broadmoor entrance redo and arb removals.

**ACTION:** Sharon will get a revision to the Board for approval later today.

### b) Ballot

The Ballot was approved as presented.

**ACTION:** Once the revised Annual Report is approved and corrections are made to the Disclosure Statement, Sharon will get the materials printed and mailed and emailed to Homeowners.

**c) New Board Member Tasks**

There was a good discussion about several tasks that will need to be reassigned when Les Jacobson is no longer available after the irrigation blowout takes place this Fall, some of which might easily be picked up by the newer Board members, such as refilling the pet waste dispensers once a month. Vicki suggested the officers provide lists of such tasks so she and Carole can put their heads together and decide what tasks they can pick up.

**ACTION:** Vicki and Carole will meet once such lists are made available by the other Directors.

**Next Meeting/Adjournment**

**Next Meeting**

The next meeting will be October 7 at 9 a.m. There being no other business before the Board, a motion was made, seconded and approved to adjourn the meeting at 10:45 a.m.

Respectfully submitted,

*Sharon Gittleman*

Sharon Gittleman, MVHOA Secretary