

MVHOA Board of Directors Meeting #108 on 9-17-2024

The meeting was called to order at 9:01 a.m. at the Palazzo. Present were President Margaret Jacobson, Treasurer Ginger Sorenson, Secretary Sharon Gittleman and At-Large Directors Leslie Cannon and Peggy Mudd.

Summary of Inter-Meeting Business (August 20 through September 16):

- The August 20 Board Meeting Minutes were approved on August 21 and distributed the same day. They were posted on the website on August 22.
- On August 22, the Board asked the ACC for a revised bid from Heritage to exclude replanting a weeping cedar removed from the power line area. The original bid included removing photinia and lavender at two locations that the ACC had not included in its earlier Board-approved plant removal list. The Board approved the subsequent revised bid of \$389 plus tax.
- On August 27, the Board approved the bid of \$38,520 plus tax from Belza Painting & Resurfacing for pressure washing and fascia painting of the 41 Townhomes on Vincenzo east of Midland to be scheduled in 2025 as soon as weather permits.
- On August 29, the Board approved the bid of \$10,272.42 plus tax from Davis Asphalt Maintenance for crack filling and seal coating of our Guest Parking lots. Work was scheduled for September 10. The Secretary emailed notices on September 4 to all Owners on email; notices were also placed on all vehicles in the parking lots on September 8 and 9.
- Director Linda Phillips resigned on August 31.
- On September 6, the Board approved a bid of \$620 plus tax from Just Believe It Landscaping to remove existing grass and overseed Common Area lawn areas on the hill next to the new north masonry wall that have not successfully recovered from the wall construction project in 2023.
- Heritage submitted its standard snow-removal bid for the 2024-25 Winter season on September 6. Ginger confirmed with them that our past practices would apply in that we would initiate notification of snow removal needs and that no ice melt would be applied. Ginger said the hourly rate of \$75 did not change from the previous year.

Reports:

a) CC&R Enforcement

- We seem to have an issue with landlords actually giving the Covenants and R&Rs to their tenants as evidenced by a recent incident Margaret reported with new tenants using Guest Parking who had no clue as to our Rules for use of the lots.
ACTION: Sharon will include a reminder on this in the next newsletter.
- Margaret suggested there are Owners who are willing to, and do, keep an eye on things they see are out of place or not allowed who could be helpful as volunteers in enforcement without having to be Board members. She also reminded Directors that any of them can assist in this regard as well.

b) Finances

- A motion was made, duly seconded, and unanimously approved to accept the August 2024 financial, balance-sheet and budget reports.
- Ginger discussed an avenue many homeowner associations are utilizing to simplify managing banking and investment accounts for Reserve Funds. With IntraFi Cash Service® and CDARS®, financial institutions can offer safety-conscious customers access to millions in aggregate FDIC insurance across network banks. Customer funds are placed into demand deposit accounts and money market deposit accounts with ICS and in CDs with CDARS. The Directors were enthusiastic about investigating this option as it would greatly simplify the task for the existing Board, make it easier to transition fiscal oversight to future Board members, and provide a single monthly statement that would show all our funds without relying on multiple banks to provide such statements. Ginger suggested funds in our Alliance bank account and some other Operating funds could now be placed in this system, and as other existing reserve Fund CDs matured, we could roll other more accounts into it as well. A motion was made, duly seconded and approved unanimously to let Ginger pursue this.
ACTION: Ginger.
- Ginger asked if Directors had any questions on the 2025 Budget she presented. She noted that the City of Pasco has notified the Association the monthly charge for our water account was being switched from residential to commercial status, increasing it from \$36.80 to \$49.47. This has little affect on the \$26,000 we have budgeted for irrigation water, however. The 2025 budget takes into account the bid already received and approved for next year's pressure washing and fascia painting. After some discussion, a motion was made, duly seconded, and unanimously approved to accept the 2025 Budget as presented.

c) ACC

- 2024 stucco repairs have been completed.
- While Bulldog Signs finally completed the repair to the second monument sign at Vincenzo and Midland, the Board agreed that we would wait to receive a final invoice before proceeding with payment.
- The north hill lawn remediation work is already showing signs of new grass sprouting.
- With the lead on landscaping now in limbo, Margaret offered to contact Heritage to find out if replacement plants have been ordered and how soon the company was scheduling the planting work. Directors agreed that if the plants have not yet been ordered, Heritage might as well wait to plant them in the Spring. It seems odd that Heritage is already doing some selective Fall pruning now, which normally is not done until late October or in November, in lieu of doing the new plantings that were approved. Margaret will also find out when Heritage will be fixing stucco damages they incurred at 9417/9419 Vincenzo and 9709 Mia.
ACTION: Margaret.
- The Board agreed to solicit a bid on replacing failing drip lines and plastic landscape edging with metal edging in Phase 1 and find out whether this can be

accomplished this year as a trial for further phased work in 2025. Margaret was authorized to pursue this on behalf of the Board.

ACTION: Margaret.

- The Board discussed the possibility of convening an ACC meeting to discuss assignments, tasks and possible restructuring going forward.
- An Owner who asked for further discussion with the ACC regarding plant removal/replacement will be told those projects have been completed for 2024 and any remaining issues will be reviewed and assessed by the ACC in the Spring.

ACTION: Sharon will relay the Board's decision to the Owner who called in the query.

d) RV Storage Operations

Sharon had nothing new to report.

e) Palazzo

Peggy will move excess supplies into the locked cabinet and ensure the first-aid kit is somewhere in the kitchen cupboards accessible to users if needed.

f) HOA Phone and Email

Nothing significant to report.

g) Rentals

- Sharon had earlier reported to the Board that the next Owner on the Waiting List no longer needed to rent out her unit. The next Owner on the List did not expect to be given the opportunity so soon and has asked to be placed at the bottom of the Waiting List. There are currently 44 units approved for rental, leaving one option available for the next Owner on the Waiting List.

ACTION: Sharon will advise the next Owner at top of the List that they have an opportunity to do so.

- A possible scam advertising a previously rented unit that was sold late last year turned out to involve a misinformed buyer who failed to do his due diligence regarding our rental policy and who has agreed to put the unit up for sale in lieu of having it sit empty as he had purchased it solely as a rental investment.

ACTION: Sharon will follow up to ensure that he complies.

Old Business

a) Approval of Annual Report Materials

Report materials were provided ahead of time by the Secretary. A motion was made, duly seconded and unanimously approved to accept the cover letter, ballot and Annual Report. Ginger will provide the missing Disclosure Statement on Reserve Funding later today or tomorrow so the Board can complete approval of the package and the materials can be sent for printing.

New Business

a) Vacancies

There was some discussion about the renewed opening for two directors. All that can be done is to appeal once again to remaining Owners for their involvement.

b) Webmaster

Sharon acknowledged Leslie's excellent ability to step in to complete numerous needed website postings and modifications while Webmaster Jerri Main was suffering from both health and aging computer issues. Sharon suggested now was the time to make the transition from Jerri to Leslie as primary Webmaster, which Leslie readily agreed to. Leslie was also authorized by the Board to ask Cline Computing for a bid to revamp our website to bring it in line with current website architecture, as the cumbersome system we now employ was created in 2012.

ACTIONS: Sharon will confirm the transition with Jerri; Leslie will contact Cline and provide the Board with its response.

Adjournment

There being no other business before the Board, a motion was made, duly seconded, and approved to adjourn the meeting at 10:24 a.m. The next regularly scheduled meeting is October 8, 2024, when ballots will be tallied and preparations made for Winter assignments and actions.

Respectfully submitted,

Sharon Gittleman. MVHOA Secretary