

## MVHOA Board of Directors Meeting #116 on 4-21-2026

The meeting was called to order at 9:09 a.m. at the Palazzo. Present were President Margaret Jacobson, Treasurer Ginger Sorenson, Secretary Sharon Gittleman, and At-Large Directors Vicki Locati and Carole Valentine.

### Summary of Inter-Meeting Business (Oct. 7, 2025, through April 20, 2026):

- October 7, 2025, Board Meeting Minutes were approved on October 14 and posted online on the 20th.
- The Fall/Winter newsletter was distributed on October 15.
- On November 12, notices were sent reminding RV Storage Area users of the first-ever increase in annual fees.
- On November 17, the Board agreed by unanimous email vote that a revised landscape proposal by the Owner of 9310 Majestia should be postponed until our landscaping contractor could assess the irrigation impacts and any needed changes.
- On March 2, 2026, the Board unanimously agreed by email vote to a proposal by our landscaping contractor to replace 33 damaged valve box lids at a material cost of \$16.70 for the 21 smaller lids and \$23.69 for two larger lids.

### Reports:

#### a) CC&R Enforcement

- Notices were sent on October 7 and 15, with a subsequent fine levied on October 20, for a personal item in Common Area landscaping at 9706 Mia.
- The daily fines on prohibited U-Haul moving boxes sitting in the driveway at 9503 Vincenzo that started October 1 were stopped on October 22 when the storage boxes were finally removed.
- The Owner at 9313 Vincenzo was notified on October 14 of repeat violations of trash can storage and pet tethering in the middle of the lawn. The Owner was subsequently fined a fourth and fifth time (\$100 and \$125, respectively) for those issues.
- A second fine was levied November 11 on the Landlord-Owner of 6020 Mia for improper outside storage.
- A third fine was levied on the Landlord-Owner of 9808 Vincenzo for pet cleanup violations.
- Board members determined that enforcement tags regarding Guest Parking and garbage can violations are the only two needing reprinted at this time.  
**ACTION:** Sharon will get more printed and distributed to Board members.
- Sharon called Clearwater Towing last week to replace two missing towing signs and repair another. All have already been replaced or repaired by the company.

#### b) Finances

- The \$80 bill for damage to irrigation at 9815 Vincenzo paid was paid by the Owner.

- There was a brief discussion on the sizable 2025 tax overpayment, which Ginger asked to be refunded. She said estimated payments this year should avoid that scenario from repeating. She also noted that a couple of units now for sale will reduce our delinquencies once those sales are closed and we get repaid. Another long-delinquent Owner seems to be catching up on his arrears. Sharon then made a motion, seconded by Carole, to approve Ginger's September, October, November, and December 2025, and January and February 2026 financial, budget, and balance-sheet reports. The motion passed unanimously.
- There was further discussion on the WA Uniform Common Interest Ownership Act (WUCIOA) requiring, among other things, Homeowners' approval of investments effective 1-1-28, and the additional SB5129 applying some of the provisions of WUCIOA effective 1-1-26 regarding Board meeting requirements. Sharon said her review of the meeting requirements shows we are already in compliance. The Board agreed that Celski needs to take the lead on this to show what, if anything, we need to do differently come 2028 regarding financial investments. Our Bylaws already give the Board full discretion to make the needed investments to keep the HOA in sound fiscal condition. **ACTION:** Ginger will talk to Jeff at Celski about this.
- The Board also discussed the transition of Ginger's current duties to Celski as she does not plan to continue as Treasurer beyond 2026. **ACTION:** Ginger will ask Celski for an estimate on the added cost of preparing the simplified monthly reports for the Board, and other audit and tax prep tasks she has been doing that they might assume.

**c) ACC**

- Over the past five months, Kay and Jerry of the ACC handled Owner requests for the installation of storm doors at 9810 Mia and 9405 Vincenzo; patio fences at 9605 Vincenzo and 6010 Majestia; a pergola cover modification at 6012 Majestia and new patio cover at 9605 Vincenzo; and modifications to, and added, gutters at 9811 Vincenzo.
- The Owners at 9306 Vincenzo are removing their raspberry bushes and replacing the area with sod at their expense, working directly with Just Believe It Landscaping on the project.
- The Owner at 9812 Mia reports he has re-seeded to repair his lawn from serious damage from pet urine, is ensuring his dogs don't dig any new holes, and has repaired the holes they dug previously. He seems intent on complying. A shrub near his driveway he inadvertently ran over is deemed by our landscaper to be okay for now.
- The Owner at 9305 Vincenzo got upset about our landscaper's access to his rear yard and did not want them to take their mower over a rock bed between him and his neighbor's, even though that is the only way to access his strip of lawn for mowing. The Board is in full agreement that he has thus refused service to his back yard.
- The initial construction water spigots in four or five back yards in Phase 5 needed to be cut down and capped, which should have been done years ago when the developer completed construction. All have been taken care of except for the one behind 9209 Vincenzo. The Owner of that Townhome threatened our landscape contractor when he

attempted to do so on the upright water spigot in his back yard. The Board will investigate his use of the additional spigot further but voted to have it removed and capped as have the other developer/construction-crew spigots.

- The City's engineer in charge of overseeing the Broadmoor Boulevard street reconstruction confirmed that its contractor has completed disturbing our property at our west entrance off Broadmoor, and in fact is slated to begin repairing the landscaping on the City's portion north of that entrance to Mediterranean Villas. The Board concurred unanimously that Just Believe It should be given the go-ahead for the project to revitalize/repair the area around our entrance monuments.
- The mild wet Winter resulted in an explosion of weeds in sidewalk, driveway and streets cracks. Our landscape contractor is spraying these as weather permits (sufficient temperature and lack of wind). However, Owners will be reminded that they are technically responsible for weeds in their driveway as well as in their personal spaces, such as front courtyards, entrance walkways, and any side or rear rocked areas they maintain for personal plantings, pots or ornaments.  
**ACTIONS:** Sharon will reiterate this in the next newsletter and in response to Owner calls or emails on the matter.
- A concrete park bench in the Majestia park area has been broken repeatedly. The Board voted unanimously to have our landscape contractor remove it completely as a project.
- Two trees in park have bugs and are dying. The Board agreed unanimously to have our contractor remove the two trees as a separate project.
- Our landscaper reported that an arborvitae near utility and irrigation boxes at 9911 Mia interferes with access to the boxes. The Board unanimously voted to allow him to remove the tree.
- A real estate agent broke an irrigation pipe at 6007 Mia when placing a "For Sale" sign in the lawn, which is prohibited for that very reason (as well as for the interference with mowing and other lawn maintenance). When told the sign must be moved to the rocked area in the street-side landscaping, they were cautioned to ensure no irrigation lines were damaged in doing so. The Board voted to have the repair cost billed to the real estate company.  
**ACTION:** Just Believe It will be asked for the cost of repair so that we can advise the real estate company of the cost to be billed to them either by the HOA or directly by our landscape contractor.
- The Owner at 9628 Vincenzo sent photos of a gash in her stucco she believes was caused by recent landscaping work. The Board agreed it was likely caused during last Fall's pruning and the HOA will pay for the repair.
- 9908 Vincenzo has a square opening in the stucco on the second story wall, likely from the prior removal of a rooftop AC unit, that must be repaired at the Owner's expense; it is unfortunate the current Owner did not discover the unrepaired opening during an inspection prior to purchase.  
**ACTIONS:** Sharon will give the Owner our contractor's contact information to arrange for the repair. Sharon will also separately remind the contractor to colorize the patch job completed at 9408 Majestia at the same time, plus, be asked to make the repair to 9628 Vincenzo for the HOA.

- The 9310 Majestia Owner's landscaping modification plans have been given to our landscaping contractor to assess the irrigation system impacts.

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

- Six spaces are now open, although we expect one to be filled shortly by a new Owner.
- The 2026 increase in the storage fee might have influenced one or two Owners to vacate a space, but most of the vacancies occurred because Owners sold their Townhomes and moved out or simply sold their RVs for other reasons.

#### **e) Palazzo**

- Carole reported that routine cleanup in the Palazzo is far less messy with the new landscape contractor's crew but asked about getting the floor repainted because the light color shows all the scrapes from chair and table movement and has stains from the old refrigerator. The Board discussed the matter and agreed a darker color would be better. The Board was not pleased with the last contractor that painted the Palazzo interior.  
**ACTION:** Vern Sorenson will contact our current preferred painter to see if this is something their company would do.
- Vicki has arranged for Palazzo window cleaning on May 29.

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

- Sharon reported that the Cloud storage for our HOA email account is running very low and isn't covered by her personal MS 365 subscription but thinks she can purchase the additional needed storage for \$19.99/year. Having sufficient storage enables her to search back in HOA emails for historical information on many issues that arise. The Board voted that she purchase the extra storage needed.  
**ACTION:** Sharon.
- Sharon reported that Cline's upgrade to our website should resume soon and our Webmaster Leslie Cannon will reinforce with them again that we are not seeking a graphic redesign, only to get it upgraded to a modern computer architecture for more user-friendly posting and simplified website hosting for Cline.
- Sharon also reported that Leslie will be moving but intends to retain her Townhome ownership. She has offered to keep her role as our Webmaster. The Board voted to approve retaining her as our HOA Webmaster.  
**ACTION:** Sharon will notify Leslie of the Board's approval.

#### **g) Rentals**

- We came back under our rental cap in November, meaning there is no longer a need for a Waiting List: The Owner of 9605 Mia never followed through last Fall and was removed from the Waiting List. In addition, the Owner of 6010 Mia elected to sell her Townhome in lieu of applying to rent once notified she would not likely get Board approval to do so because she is delinquent in her dues payments; that unit is currently on the market. Others dropped off the Waiting List for their own reasons. And there were Townhomes sold that became Owner-occupied once again. So, the process

worked well, Sharon reported. Rentals now stand at 41, four under the cap with another sale of a rental unit that recorded today.

- Sharon is checking with the Owners of 9631 Vincenzo as to whether the current occupants are family members or unauthorized paying tenants.
- The HOA has received acceptable documentation from Owner Leslie Cannon to rent out her unit at 9417 Vincenzo and Sharon made a motion to approve her request. The motion was seconded and approved by the Board. This will put us back to 42 rentals.  
**ACTION:** Sharon will notify Leslie of the approval.

## Old Business

None.

## New Business

### a) Potential New Board/ACC Members

Sharon reported that two newer Owners have expressed interest in becoming involved in the HOA. They will be invited to the May Board Meeting for interviews.

**ACTION:** Sharon will issue invitations.

### b) Status of the ACC

The Board discussed the ACC, acknowledging that the Chichettis are fulfilling a key role in reviewing and approving Owner requests for exterior modifications. But they, too, won't be able to do so indefinitely. Vern Sorenson also currently fills an ACC-type role working with our painting and stucco contractors. However, the Board itself has, in the last few years, been determining annual projects needed for building maintenance, such as trim painting, pressure washing and/or painting of units, parking lot resurfacing, and replacing board fencing with masonry walls. Previously, these were projects developed by the ACC to present for Board approval. Another large piece of work the ACC did in the past was planning yearly landscape improvements. The Board agreed to offer that role to the owner of our current landscape contracting company, David Camargo, and, if he is willing to take that on, the Board will consider a monetary stipend above and beyond his company's landscape contract.

**ACTION:** Board members should come prepared to discuss potential supplemental compensation for David at our May meeting.

### c) Vendor List Updates

Sharon said she has updated the HOA Preferred Vendor List. She shared input from an Owner who had a favorable experience with a handyman who performed vent repairs and duct cleaning. The Board agreed this vendor should be added to our vendor list.

**ACTION:** Sharon.

### d) Spring/Summer Newsletter

Sharon will be drafting this soon. Margaret suggested repeating reminders about garbage can storage and encouraging residents to clean up their front entryways, doorways and patios. Board members are to send ideas for newsletter items to Sharon.

**e) 2026 Meeting Dates**

The following dates were agreed upon: May 19, June 16, July 21, August 18, and September 15. The October meeting date will be determined later but will likely be the 6<sup>th</sup> or 13<sup>th</sup>.

**Next Meeting/Adjournment**

**Next Meeting**

The next regularly scheduled meeting will therefore be May 19, 2026, 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