

MVHOA Board of Directors Meeting #117 on 5-19-2026

The meeting was called to order at 9:30 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 (April 21 through May 18, 2026):

- April 21, 2026, Board Meeting Minutes were approved on April 23. They have not yet been posted online because Cline has our website down for the previously Board-approved upgrade, except for governing documents and HOA contact information that remains available on the public home page.
- The Secretary notified owners opting for electronic communications on April 26 of our website being down for upgrades.

Reports:

a) CC&R Enforcement

- Issues with garbage-can weekly curbside placement and excess vehicle street and/or Guest Parking were satisfactorily resolved between the HOA and the tenants at 9606 Vincenzo and neighboring owners who had raised complaints.
- Guest Parking and garbage-can enforcement tags were reprinted.
- Clearwater Towing replaced two missing towing signs and repaired another.
- Garbage cans at 9630 Mia have been in the driveway by the garage for at least two weeks since the tenants vacated. The landlord-owner has not responded to the HOA's inquiry about them.

ACTION: Because workers have been onsite preparing the unit for sale, Margaret will see if one of them can help or get a response from the owner.

b) Finances

- The April reports were not available in time for the meeting. After a discussion about delinquencies, Sharon made a motion, seconded by Carole, to approve the March 2026 financial, budget, and balance-sheet reports. The motion passed unanimously.
ACTION: Ginger is going to ask Celski if their monthly reports can be delivered before the third Tuesday of the month.
- Ginger believes the WA Uniform Common Interest Ownership Act (WUCIOA) will be nearly impossible to enforce as far as requiring a 75% affirmative vote of owners on investments and that lots of regulatory details need to be worked out between now and 2028. The Board agreed to table the topic until further guidance is forthcoming.
- One thing the WUCIOA may result in is a requirement for annual Reserve Studies, according to Ginger. She reported that on a budget-stabilizing basis, we could get one on-site and two follow-up yearly reports for \$1,300 each year, compared to \$2,400 for the on-site and \$850 for the following two years. Sharon made a motion, seconded by Vicki, to have Ginger pursue the budget-stabilizing contract. Motion passed unanimously.

- Ginger has not yet discussed with Celski her current duties that could be transferred to Celski and thinks most of the tasks would require minimal effort on their part. The Board agreed to postpone further discussion on this. She reports she has already renewed our CDARS® contract, insurance policy and licensing but notes it will still be important going forward for someone on the Board to help assess whether alternate contract arrangements need to be considered. Insurance, for instance, now costs the HOA about \$8,200/year.

c) ACC

- The Owner at 9305 Vincenzo concerned about our landscaper's access to his rear yard ultimately conceded the access is needed if he wants lawn service.
- The developer's construction water spigot behind 9209 Vincenzo is not being used by the Owner to fill a hot tub as was suspected. Regardless, the Board voted at its April meeting to have it removed and the access capped like the other construction-crew spigots the developer left in Phase 5. The matter will be discussed again next month to clarify the Board's position.
- Although the City's contractor dumped some additional rock on top of the existing entrance landscape beds at our Broadmoor entrance without consulting the HOA, the Board agreed further enhancements would be welcome. Our landscape contractor reportedly had planned to remove the dirt and existing rock from those beds and rework them like the recently redone beds on the east end of Mediterranean Villas for a more consistent community look.
ACTION: Just Believe It will be asked for a specific plan and cost estimate for such a project.
- In addition, the City-maintained section outside our perimeter wall north of the Broadmoor entrance still has tree stumps and tree roots sticking up from when they cut down their trees in 2022 because they were causing damage to our masonry wall. Between that and all the weeds, that strip of land gives a bad impression of Mediterranean Villas.
ACTION: Sharon will ask the City Engineer in charge of the Broadmoor road construction project who best to contact in the City to get action on these issues.
- The broken Majestia park bench was removed by our landscape contractor as a non-contract project. Other project work completed this month included removing the two infested trees in Majestia park and removing an arborvitae interfering with utility- and irrigation-box access at 9911 Mia.
ACTION: Going forward, our landscape contractor will be required to submit a cost estimate for all projects outside the scope of their contract to receive Board approval.
- The listing realty company paid for repairs to the irrigation pipe broken at 6007 Mia when its For Sale sign was installed in the lawn.
- Stucco repairs have been completed by Ideal Plastering at 9628 Vincenzo, 9908 Vincenzo, 9206 Vincenzo, and 9408 Majestia. The work on all of these was deemed excellent. Only the repair at 9628 Vincenzo is being covered by the HOA; the other three are being paid for by their respective Owners.

- The Owner of 9310 Majestia has withdrawn his landscaping modification plan. Our landscaping contractor will be notified the project has been canceled.
ACTION: Sharon.
- Owner-maintained special landscaping in the rear yard of 9411 Vincenzo has become seriously overgrown and neglected. The Owner will be notified that it is his responsibility to get the landscape bed and its trees and flowering plants in shape or the HOA will have its contractor do so and bill him for the expense.
ACTION: Sharon will draft a letter for the Board.
- The new Owner of 9408 Majestia submitted a series of proposals for fencing/gating her entire rear yard all the way to the perimeter wall, despite being told several reasons why it would be deemed unacceptable. The Board unanimously agreed to reject her proposal.
ACTION: Sharon will inform her of the Board's decision.
- Our landscape contractor submitted a proposal to remove leaning arborvitaes behind 9622, 9624, and 9626 Vincenzo before they cause damage to privacy walls and other landscaping or irrigation. The Board agreed the work needs to be done but wants to see an estimate of the cost before approving the project.
ACTION: Sharon will notify the contractor of the need to submit an estimate.

d) RV Storage Operations

- Seven spaces are now open.
- The RV Storage Area needs spraying for weeds. As usual, this will be billed as a separate project for our landscape contractor.

e) Palazzo

- Vern Sorenson says our current preferred painter is interested in redoing the Palazzo floor for us but a proposal and bid have not yet been submitted.
ACTION: Vern.
- Carole was asked to please check the Palazzo after use by other groups as one resident left lights on and fans running after using the facility. She can then contact users to remind them to please do so when things like this happen.

f) HOA Phone, Email and Website

- Sharon reported that the Cloud storage for our HOA email account cannot be covered by an MS 365 subscription because ours is a Hotmail account. She received guidance on how to rectify the situation without the hassle of changing to an Outlook email address and still maintain our ability to search all prior emails and attachments. She has spent several hours working on this to reduce our storage use.
- Sharon said the website upgrade basically crashed when Leslie tried to make some changes to the development version she was given access to. She's staying on top of Cline but there's no word yet on when the website will be fully functional again.
ACTION: Sharon will issue another email notice to Owners that the website is still down except for the public home page containing our governing documents and contact information.

g) Rentals

- Rentals now stand at 42, three under the cap, with the newest rental, 9417 Vincenzo.
- Sharon has not received a response from the Owners of 9631 Vincenzo as to whether the current occupants are family members or unauthorized paying tenants. Attempts to speak to the occupants of the unit have also been unsuccessful thus far. The Board agreed that the Owners should receive a second notice describing the fine that will be imposed if they cannot verify the occupants are family members.
ACTION: Sharon.
- Sharon is also attempting to verify another Owner's rumored plans to rent, to be sure they understand the Lease R&Rs.

Old Business

a) Potential New Board Members

Prior to the start of this Board Meeting, the Directors spent a half hour meeting with Owners Dave Bryan and John Delaney, both of whom had expressed interest in serving our community. Board members were favorably impressed with their enthusiasm and the potential talents they could bring to assist in managing Mediterranean Villas. After some discussion, a motion was made by Sharon, seconded by Carole, to appoint both men to the open Director positions, effective immediately. The affirmative vote was unanimous.

ACTION: Sharon will notify them of their appointments.

b) Landscape Planning and Other Work Beyond Scope of Contract

The Board agreed to develop a list of the specific tasks we would ask David Camargo to undertake if he were to assume the broad landscape planning and annual landscape assessments that used to be done by the ACC as well as some of the things Les Jacobson used to do. This will be discussed further in the coming months.

c) Updated Vendor List

Sharon handed out copies of the updated preferred vendor list.

d) Spring/Summer Newsletter

Pet cleanup and encouraging Owners to report stucco issues were two additional subjects suggested for the newsletter. Board members are to send their ideas for other newsletter items to Sharon.

New Business

a) Liens

Ginger asked us to address the matter of liens at our June meeting, when she will bring some additional background information. The cost of filing a lien has risen from \$60 to \$550, which sometimes outstrips the amount of delinquency involved at the 90 days

proscribed by our Covenants for lien filing. The subject will be on the Agenda for next month.

b) July Meeting

A decision was deferred as to whether to forego the July meeting in Margaret's absence.

Next Meeting/Adjournment

Next Meeting

The next regularly scheduled meeting will be June 16, 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 11 a.m.

Respectfully submitted,

Sharon Gittleman

Sharon Gittleman, MVHOA Secretary