

MVHOA Board of Directors Meeting #120 on 9-15-2026

The meeting was called to order at 8:56 a.m. at the Palazzo. Present were President Margaret Jacobson, Interim Vice President Dave Bryan, Treasurer Ginger Sorenson, Secretary Sharon Gittleman, and At-Large Directors Vicki Locati and Carole Valentine. At-Large Director John Delaney was absent and excused. Owner Paul W. Miller, a prospective candidate for Director, was also present.

Summary of Inter-Meeting Business (August 18 through September 14):

- August 18, 2026, Board Meeting Minutes were approved on August 25.
- On August 18, notice of a cleaning fee was sent to a Palazzo user who failed to leave the facility in satisfactory condition; the fine was subsequently rescinded on August 25 when the user objected because she was not given an opportunity to rectify the situation.
- On August 18, the revamped, upgraded MVHOA website officially went online.

Reports:

a) CC&R Enforcement

No new items.

b) Finances

- After a brief discussion, a motion was made by Dave and seconded by Vicki to approve the July and August 2026 financial, budget, and balance-sheet reports. The motion passed unanimously.
- The Board discussed Ginger's two draft 2027 budgets. Both included a three-year contract renewal for Just Believe It Landscaping, LLC. After Directors discussed pros and cons, a motion was made by Dave, seconded by Vicki, to adopt the 2027 Budget which includes a \$10/month raise in HOA dues starting January 1, 2027, to cover the increase in landscaping costs for the next three years. The motion carried unanimously.
- Ginger said all vendor invoices going forward need to be sent directly to the MVHOA at Celski's Kennewick address. Invoices then are posted by Celski to the Treasurer's online portal, where they can be approved for payment.
- A Reserves CD at GESA matures in October. When the funds are turned over to Celski to be added to the CDARs system, the GESA account can be closed. That leaves just one local bank account, at HAPO, where another Reserves CD will not come due until 2028.
ACTION: Ginger will get the GESA funds transfer and closeout completed in October.

c) ACC

- The Board discussed the situation with the special Owner-maintained landscaping in the rear of 9411 Vincenzo and agreed the Owner needs to be sent another notice that the effort to clean up the area does not meet HOA standards. A tree planted next to the patio also needs to be pruned back.
ACTION: Sharon will draft a letter providing a deadline to do so, suggesting all but the two trees be removed in the special landscaping area, and note that the patio tree must

also be trimmed. If the Owner fails to do so, the HOA will have the work done and the Owner will be billed for the expense.

- John and Dave will do the stucco assessment and compile a list of needed repairs to present to the Board in October. Paul reported that the Owner of 6024 Mia has paint sloughing off her fascia board again. Board members noted this issue initially arose after the 2022 fascia painting of the unit and should be looked at and considered for the list of repairs they recommend.

ACTIONS: Dave and John. Sharon will forward the previous report and photos regarding the issue at 6024 Mia to them.

- Paul had been asked to investigate ownership of the equipment in the fenced-in area in our NW corner. He reported that it's Century Link's equipment and is expecting a call back from them later in the day regarding the company's position on the matter.

ACTION: Paul will follow up.

- Margaret said Bulldog Signs was supposed to "get back to us" but have not yet.

ACTION: Margaret will make a third call to try to get action.

- The Owner of 9902 Mia agreed to have the HOA arrange to prune back and remove the overgrown Owner-planted shrubs and vegetation behind her unit and be billed for the expense. Just Believe It has done so.

ACTION: Margaret will advise David and the Owner's sister, a former Board Member who also lives in Mediterranean Villas of the HOA's plan.

- Our landscaper had asked whether the roses behind 6001 Mia are HOA-maintained. The Board agreed they are.
 - Sharon reported a soon-to-be new Owner inquired whether roof-edge lights put up for the Christmas holidays can be left up year-round because the lights are programmable for variable colors. The Board was unanimous with a resounding veto of the idea.
- ACTION:** Sharon will advise the buyer.

d) RV Storage Operations

Sharon reported only one user continues to have out-of-date tabs and will be advised to comply or lose user privileges.

e) Palazzo

- The Board chose one of the two floor-color options presented by Vicki and Carole. Directors also agreed the estimate from Help-U-Move of \$600 or less, to remove, store and return the tables, chairs, file and storage cabinets, and rolling island while the work is done, was reasonable and acceptable.

ACTIONS: Vicki and Vern will coordinate on dates for the work with Help-U-Move and Belza. Sharon will prepare signs for the three Palazzo doors to notify users the facility is temporarily closed for maintenance.

f) HOA Phone, Email and Website

- Guidance for logging in was sent to Owners with email addresses on file on August 18 (official Opt-Ins) and September 1 (to those who have communicated with the HOA via

email), and September 9 (the official Opt-Outs with known email addresses). Sharon said no issues have been reported by users.

- Sharon reported a new Opt-Out form was posted on the website on September 1 to replace the former Opt-In Consent form. Any Owner who has communicated with the HOA via email or provided an email address to either the HOA or Celski will henceforth automatically be considered as opting in to electronic (email) communications. Only five current Owners have officially opted out, and 34 Owners have provided no email address. This will substantially cut down on our printing and postage expenses beginning in 2027.

g) Rentals

- A third notice was sent on August 18 to the owners of 9631 Vincenzo for the unapproved rental of the unit. The letter advised them of the increased penalty of \$1,500 that would be assessed as of September 1 if compliance was still not achieved by the end of August. The Owners apparently realized the HOA was serious and finally submitted a lease agreement and HOA Lease Addendum on September 9, admitting they'd been leasing out the unit out since October 2025. Sharon notified them that the September penalty would not be applied but reminded them they are still obligated to pay the fines already assessed for May through August 2026.
- Sharon reported there is one Owner on the new Waiting List that has been started.

Old Business

a) Pet waste Dispenser Locks

Vicki reported that Mounts submitted a bid estimate of \$275 to \$395 to re-key all 15 pet-waste dispensers. The Board unanimously agreed to go forward with the work.

ACTION: Vicki.

b) Director Positions for Coming Year

Paul Miller agreed to run for the position of Vice President, and John had already agreed to take on the Treasurer's position. Margaret, Sharon, Carole and Vicki agreed to run again in their current posts and Dave agreed to fill the third At-Large seat. This will allow a full Board to be presented for election by Homeowners next month.

New Business

a) Annual Report and Voting Materials

Sharon will redraft the Annual Report she presented to incorporate the agreed-upon dues increase and acknowledge Ginger's departure from the Board. She will complete the candidate ballot as the Directors agreed above.

ACTIONS: Sharon.

b) Fall/Winter Newsletter and Holiday/Winter Flyer

Sharon said she plans to issue the Annual Report/Voting materials packet and the next newsletter to the usual Opt-In (email) and Non-Opt-In (printed mailed copies) recipients but will make it clear to print recipients they will no longer receive mailed copies unless they submit an Opt-Out form. The Board concurred with this plan. She will also modify the upcoming Winter Care/Holiday Decorating flyer as needed based on today's discussions.

ACTIONS: Sharon.

Next Meeting/Adjournment

The next meeting will be October 13, 2026, at 9 a.m. Paul Miller said he will not be available; and he will be excused. There being no other business before the Board, a motion was made, seconded and approved to adjourn the meeting at 10:28 a.m.

Respectfully submitted,

Sharon Gittleman

Sharon Gittleman, MVHOA Secretary