

MBH HOA

# MAY AGENDA - Approved

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15 May 2023 / 8:46 PM / Lisa's House

## ATTENDEES

Robbie Popp, Mark Lindeman, Lisa Bicknell, Kelli Cheatham, John Meyer.

## AGENDA

Last Meeting Follow up

-Adjustments and Approval of February 2023 meeting minutes: Unanimous

Violation Letters

- Violation letters and blank letters brought to the meeting.
- Long standing violation has been addressed.
- Sending letters to two houses in the neighborhood.

HOA Fees:

- By raising the dues by \$50 we will see an increase in \$5000.
- The status and transfer fees to \$50 & \$75. Compared to other HOA's we are significantly low. Would like to have the fees offset the bookkeeping costs.
- The status and transfer fees should cover the bookkeeping costs. Linda charges an hourly rate.

Entryway project:

- Bill has not been received yet. No complaints about the work. 3 simple drought resistant plants. Plant needs water every 3-4 days. Mark has been watering the plants and will communicate if he needs assistance. Will need watered through the summer.

Garage Sale:

- Saturday 6/17 then Saturday 6/24 if there is rain the first weekend. Will post on facebook, website, and post a sign outside the neighborhood.

#### Annual Meeting:

- Plan for Thursday August 10th. Potluck at 6 P.M. and meeting at 7 P.M. HOA to provide burgers, hotdogs, drinks, and paper products. Robbie provides the grille.
- Board approves a donation of \$100 for use of the building.
- Need information in letters for volunteers for Board Members, drop box, reference to city website for weed maintenance.
- Should contact Northern Water to come talk at the HOA meeting.

#### **New Business**

- Balance Sheet: Utilizing annual dues increase for reserves, HOA food budget, increasing misc from \$200 to \$500. Linda
- For greenbelt weed maintenance may be restricted due to the type of product that could drain into the drainage ditch. Need to clarify with Colorado Greenbelt regarding concerns with treatment.
- Mailers: stamps are going to increase from \$0.63 and \$0.66, going to purchase extra stamps to have on hand. HOA will request email addresses for intermittent newsletters and other correspondence. Annual newsletter or covenants violations will be mailed.
- Homeowners can drop off annual dues at Linda or Lisa's house. HOA will buy a lock-box to have outside Monday - Thursday 9 A.M. - 6 P.M.
- Drain pipes under Morgan and Kathryn need assessed for maintenance
- HOA concerned about property that has past dues of greater than \$1000. The property was refinanced but Lisa is unable to find the title company as a status letter was never requested.
- Instead of text message communication when a board member has talked to a homeowner, HOA board members will email the MBH email address of contact.
- 1st street beautification: Is a major project that will require the HOA to save for several years prior to addressing. Someone should contact

### Items to address:

- Lisa and Linda to analyze if fees need additional increase.
- Robbie to contact the pastor at Celebration Christian Church-Loveland regarding the date for the annual meeting.
- Mark to follow-up with Colorado Greenbelt regarding weed maintenance in the greenbelt.
- Kelli to send violation letters.
- Kelli to create a website and facebook post for garage sale.
- Kelli to finalize the annual newsletter.
- Lisa will purchase a lock box for dues.
- Lisa to look into if a lean can be placed on property that has past dues greater than \$1000.
- John will contact Paul about the drain pipes and will investigate how to proceed with maintenance.
- Mark will contact Northern Water.