

MBH HOA

# Feb Meeting Agenda

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15 February 2022 / 7:09 PM / zoom

## ATTENDEES

Robbie Popp, Mark Lindeman, Julie Evans, Kelli Cheatham, John Meyer

Guest Attendees: Paul and Linda Pfeiffer

## AGENDA

**Motion to approve previous meeting minutes: Robbie, Mark, Julie, Kelli**

### Last Meeting Follow-up

1. Kelli- spreadsheet for contractors
  - a. Create document for suggestions from homeowners
    - i. Kelli will continue to add suggestions that come through on the mailed in survey's. Current suggestions have already been discussed at the previous meeting.
  - b. Compare responses to current records for homeownership and communication
    - i. Notify Linda of updates to make sure quickbooks remain updated as well. The roster list on Google Drive has the Lot information and is the list that indicates if a lot is a rental and has the address for the actual homeowner.
2. Mark- quotes for sidewalks
  - a. Quote received from Precision \$6027.00. The quote lists some areas that are not covered by our HOA. Mark will contact precision to obtain an updated quote which we can then compare then with our other quote from Core and Saw LLC.

### New Business

## 1. Review Budget

- a. Linda will add the budget to a Google spreadsheet so we can make adjustments. Overall the expected funds from HOA dues are fully accounted for in the budget. In years when homeowners had not paid dues, money was removed from the Reserve Account, but with the most recent special assessment fees from the fence project, the Reserve Account has \$20,623.93 (goal is around \$20,000). The budget has a line item for Beautification of \$1150. Checking Account is around \$26,000. Retained Earnings (money within the Checking account) 26,489.04 from previous years past due accounts.
- b. Overall we will look to spend no more than \$10,000 from the checking account (\$10,000 less the \$1150 already in the budget).

## 2. Prioritize Projects:

- a. Sidewalks- Mark's price quotes
  - i. Discussed above. Our current goal is to spend around \$2-3000 depending on a new quote from Precision.
- b. Entryway improvement
  - i. Do we want a sign (e.g. laser etching for our neighborhood) that has our name. Robbie has an initial contact we can talk to if we choose to pursue quotes for a sign. His contact wouldn't be able to do anything on stone, and the biggest sign is 24" x 12".
  - ii. Per Paul- at previous board member meetings, the discussion was to maybe establish some plantings to the entryway because we have the sign at 1st and Wilson. To do plantings we would need some irrigation added even if the plants are drought resistant as they will need watering for them to take root.
    - Kelli will contact a friend to see if they have any ideas of drought resistant plants.
- c. Wilson Ave. Improvement
  - i. Per our last meeting we will look into obtaining more rock. We will schedule a work day to help push the rock. We will need to research a company to come and powerwash the fence. Once we have more specific numbers on the Sidewalk and Entryway project, then we can decide if this will be possible this fiscal year.

Send out violation Letters - Reference example on Google Drive

- Robbie updated a previous violation letter for us to review.
- Our current covenants have no fee structure for covenant violations and we are not able to pursue any fees unless it is in our covenants and the homeowners are apprised of potential fees.
- As a board we can place a lien on the house for a covenant violation, ultimately there are no immediate repercussions for the homeowner with this type of lien. The lien only prevents a sale of the house, but once the violation is appeased then the lien is removed.
- We would need to establish a fee structure and have it voted into the covenants. If we choose to pursue a fee structure then we would need to also seek legal counsel. A fee may only be collected if it is required for the functioning of the HOA.
- The covenants have to be refiled with the state every time it's updated and the covenants need to be in accordance with the latest state regulations at the time of filing. There is a fee every time you update covenants.
- John is willing to review the violation letter to word it so that it is more compassionate.
- Homeowners not renters are responsible for any violations. So we would need to make sure to notify the correct party.
- Robbie will create a list of homeowners and we will have a column that lists the violations and date of letter notification.

## NOTES

- Pay Schra Tree company for the emerald ash borer payment-unanimous
- Email through website for Short Term Rental: email from DORA in 2019 that explains that the covenants
- Kelli Will look into Google Hangouts for the next meeting.
- Kelli will start organizing email for this fiscal year into folders.
- Kelli will organize Google Drive Documents into folders.

## ACTION ITEMS

1.

Meeting adjourned 844 P.M.

Next meeting Wednesday March 23rd, 700 P.M. (Google Hangouts?)