

MHOA Meeting Minutes
(approved)
June 16, 2021, 7:00 p.m.

I. **Welcome** – Jana McNally, John DeLuca, Vicki Louis, Whitney Cairns, Jim Borchers, Pam Busch, Bob and Joanne Kinnison, Mark Hebert, Nick Epps, Greg and Mary Bowles, Aaron and Debbie Meyer, Dan Schuchman, Bill and Karen O'Connor, Dean Miller, Lisa Lippin, Greg & Leanne Cahall, Belinda DeLuca, Carolyn Halbert.

II. **Homeowner Comments** –

Homeowner No. 1– had comments about the election. She felt that the board encouraged everyone to be involved in the election process, but that there was no sign posted about the general meeting. This homeowner would like to volunteer to be on a committee, like an election committee and finance committee, or the communication committee. With the existence of an election committee, some things wouldn't happen that happened this time. This homeowner thinks there should be no soliciting of votes, either by board members or non-board members; and there should be alternate methods of voting for people who are out of town. People running in the election should not be the ones to collect the ballots.

Finance committee – we need a budget (and we do have one), and everything we would like to spend should be approved with a budget in mind. This homeowner stated that they are not criticizing anyone, just letting us know that we can all work together.

Homeowner No. 2 – Brought several packets of information and hand-outs, including the financial records from 2017-2021. Homeowner read through several handouts for the board and the others at the meeting. (link to homeowner's presentation included at the end of this document).

A board member comments at the conclusion that the MP By-laws say that the board MAY have committees. Homeowner No. 2 refutes, citing the packet of information.

Homeowner No. 3 & NO. 4 asked the board to speak to the financials. A board member stated that the majority of these financial items occurred before any of us were on the board. Homeowner No. 4 asked why the Treasurer has been so frequently absent from meetings. A board member responds that the current treasurer is finishing up their term and has been attending board meetings throughout the past year and a half via phone conference, zoom, etc.

Homeowner No. 5 comments: who approves the invoice for the payment? Treasurer (1), someone to approve (2), and someone to sign (3) are needed for each transaction and, if above a certain amount, should be approved by whole board. This homeowner would also like to volunteer for the finance committee.

Homeowner No. 6 comments about their trailer fine. He said he got a \$250.00 on 5/19/21. A board member reminds that the original fee for the trailer violation was \$650 and the Board voted to reduce it to \$250. The original fine amount was in accordance to the amount of time the trailer resided on property; but, the board adjusted amount.

Homeowner No. 7 – Kindly thanked everybody on the board for their work. Initially, this homeowner was in the same boat and was very involved, but I'm out of that now. This homeowner suggests that neighbors let by-gones be by-gones. Don't argue.

This homeowner also suggested that all financials need to be answered for, all check stubs need to be found.

Homeowner No. 7 also asked the board member who helps with liens if the homeowner money is paying his law company for his work? I thought you were volunteering? The board member responds and says that he and his company has never charged a penny.

This money that has been paid to an approved law firm that was hired several years ago (Burrows).

Homeowner No. 8 Does the board have bank Statements (board answers yes); are they available? The board answers yes, they are.

Homeowner No. 9 has been active and then has not been as active in recent years. This homeowner is now ready to step up and had an idea to institute street captains. When there is important information to convey, street captains can help spread communication quickly. Rubber band on the door knob to attach information. This way, there isn't just one person tasked to visit 109 homes. This would help out our neighborhood.

Homeowner No. 10 asks who is currently the treasurer (Kevin is retiring) and Jordan Barsky is coming on.

Homeowner No. 7 speaks again and would like to request that board meetings be posted more publicly. And he would like for meetings to regularly be posted and open to the public.

Board member comments that they used to put the signs up for public meetings, and for whatever reason that has fallen off, but they can confirm that the signs will be posted from now on out.

Homeowner No. 1 repeats interest in starting up committees. There has been a sign-up sheet going around the meeting for people interested in being on a committee.

Altercation between members.

Homeowner No. 2 asks who signed the check for Interface Company for our Security System.

Board President explains to the homeowners that MP purchased a security system after our many vandalisms. Two board members particularly worked on installing the system. The contract was signed on behalf of the association, and it was approved by the board at the last meeting.

Homeowner No. 3 asks if the board took several bids (yes, three bids); and the company that was chosen had no association with any of the homeowners? (yes, there is no association with any of the MP homeowners). Moving forward we need to be sure that they are not being mixed baggage.

Homeowner No. 11 and No. 12 are interested in starting a social committee with Pam, with their first act being to provide welcome baskets to new homeowners in our subdivision. They'll reach out to Pam, **ACTION ITEM:** Whitney, determine how we as a subdivision learn about incoming new neighbors.

Homeowner No. 4 states that he would like to nominate Homeowner No. 2 for the position of Treasurer. The board notes that.

A pause to acknowledge the tireless maintenance work of our newest maintenance supervisor, Aaron Meyer, who has done so much work for MP; as well as the tremendous amount of work of retired maintenance supervisor John DeLuca over the past 20+ years. A celebration is being planned in appreciation!

Homeowner No. 2 has volunteered to work with Aaron on the Safety and Maintenance Committee for the next year. Looking for a few more members. Homeowner comments conclude.

III. **Pool/Clubhouse Update** – successful BBQ. Lots of food, Lots of kids. Adult swim is this Friday, no guard.

Upcoming events include 6/26 – garage sale – send address to Pam via text, and it will be added to the listing.

Two guards have been certified and one is working on final certification.

PH levels in the baby pool have been difficult to maintain because of the intense heat.

July Adult Swim will be a Movie Night (neighbors the Kings have a screen that was used several years ago and we may be able to use again this year). Maybe some food trucks can come around (neighbors pay, not board).

Other plans in the works include an Ice cream social for families with kids (affordable)

There has only been one party at the Clubhouse so far but maybe we can get more later in the season, after graduations are over, etc.

IV. ARC Report –

Fence #1: resident asked to replace fence with a new fence. He asked to have the fence run a different direction instead of the way. We approved the original proposition.

Tree on Level 3 MP property (College Station residents) – Very first house on College Station. They are next to the common ground on Willow Bend. Aaron called and spoke with the tree person the College Station resident hired. The homeowner feels she is in imminent danger of the tree falling. Some false advertising from the tree company has created overly effective scare tactics. A board member has been in communication and asked College Station resident who will pay? The current bid is for \$6,000.00. This board member will speak with our MP board and reply to her. It's on Level 3 property, which we do not have the finances to work with. She may write a proposal to the MP board. John adds that she can not cut down the live tree. She must trim. **ACTION ITEM:** Vicki will ask homeowner to write a letter stating her interest and proposal to the board.

Fence #2 – Pond Hollow Drive – house was built in 1995, and not sure when the fence was built because it is a 6 ft. fence. Worry is the water back-up. Can homeowner remove the base plate and raise the fence up some? We need the other board members to go take a look at the fence

before we make a decision on approving fence replacement. **ACTION ITEM:** Jim & John are final board members who need to visit homeowner and see fence. Board decision will be delayed until Jim and John have viewed.

V. **Accounts Report**

Treasurer sent an updated report on the Assessments that are delinquent. Three homeowners are delinquent; one fine is delinquent; one homeowner (see below) is in the midst of bankruptcy. **ACTION ITEM:** Jim will file two liens in the next month.

Delinquent 10+ years. – whatever they owe us is part of their bankruptcy action. Chapter XIII. Helps them pay back the money they owe. Board is getting small monthly payments. We have gotten those payments and are getting some money (@ 19.00/mn).

Question: what about their assessments moving forward? Lawyer friend of Jim has researched on the board's behalf and discovered that the board cannot file lien, but they board can write a letter to the lawyer and say we plan to file lien, and if the lawyer does not respond, we can move forward on filing liens on the current non-payments (over the past two years). **ACTION ITEM:** Jim will write a letter to the lawyer and see about moving forward.

Liens will be able to keep going as long as house has not changed hands.

ACTION ITEM: Kevin, could you do a report JUST on the Powells.

VI. **Maintenance Report**

John Heigl (we have lost contact with him. **ACTION ITEM:** follow up, Whitney?)

Residents disappointed with the Spring Clean-up efforts around the pool will find pressure washing the furniture and pool deck are on-going.

We have a resident with connections working on additional bids for the proposed pool deck concrete work

Light for the front sign has been shipped and arrived today. We will have our volunteers work on completing that project and getting our light working again!

Someone has broken through our parking lot chain again and will need to be replaced

ACTION ITEM: Aaron, could you please price the cost of replacing the chain?

Follow up about neighbors across the pond _____?

New lock has been on the pump house door. Making sure that it all works well. **ACTION**

ITEM: Aaron, make sure the key gets to the box for the lifeguards.

Proposal – Greg and Aaron would like to have us propose being on a Maintenance Committee. Board will consider all volunteers for all committees that have volunteers.

Homeowner No. 11 asks a question for the maintenance committee – is there something that we can do with the lake? There is a lot of erosion and rot. Serious and ongoing discussion. **ACTION ITEM:** Jim will gather all property owners along the lake to get together and discuss what they'd like to see happen, moving forward with plans for our aging lake.

Facts about our lake (provided by Homeowner No. 2, a former board member):

Originally built 1967 by Hercules.

Our lake is not only a lake but also as a retention pond. Under control of County, therefore?

Keep an eye on the lake this year. If there is another fish kill, we will need to move forward more quickly.

1987 they dredged the lake. What to do?

VII. **Long-range Planning update**

Lost a couple of members; however, now Nathan and Steve have returned. Committee is setting a date for the second architect to come out and visit.

VIII. **Old business**

Greg: in the minutes keep it as “a member” or “as a homeowner” and keep it general.

[**Board Presentation.pdf**](#)

Meeting adjourned 8:50 p.m.

Approved JD, VL, and JM, 7/12/21