

MVHOA #2 Minutes for the regular meeting on February 08th, 2021. Zoom meeting

Board Attendees.

Present: Robert Berg(President), Deb McManus (Vice President), Brendan Duggan (Treasurer), Predrag Markovic (Secretary), Cyndy Bell, Dave Breidenbach, Fidencio Pampo.

Absent:

Accountant: Mary Rogers, present.

Meeting called to order by Deb at 7:03pm

Approval of Minutes

Dave moved to approve January's board meeting minutes with edit that Robert Berg will be president. Fidencio seconded. Motion carried.

Brendan moved that Robert Berg be HOA's president starting February 2021. Dave seconded. Motion passed.

Reports

1. Treasurer's Report

Finances

Checking:	\$ 33,164.78
Savings:	\$ 90,312.15
Income:	\$ 15,861.97
Expenses:	\$ 3,781.86
Transfer:	\$ 0.00

One bounced check. Mary has been following up.

Sonnenberg returned proposed tax returns and financial review.

Sonnenberg is going to make a Reserve study. Deb asked to send to Sonnenberg information about recent updates, such as pump house painting, lights updated, etc. Brendan.

Mary to enter address updates into Quick Books.

Dave asked to get a file with email addresses for updating homeowners email list. Mary will follow up.

2. Accountant's Report

Mary is going to send accounts receivable and budget vs actual by email.

Lien status was presented.

Fidencio moved to accept financial report. Deb second. Motion carried.

3. Correspondence/Homeowner Comments (Email/Phone/Letters) from Directors

Brendan received a phone call from homeowner whose neighbor wants to replace wooden fence with vinyl one. HOA doesn't regulate this subject.

Dave got several escrow related calls.

Old Business

1. New Law firm.

Discussion was covered.

Brendan moved to select Green, Bryant and French for a new law firm. Dave seconded. Motion carried.

Meeting between Board and new Lawyer before or on March Board meeting. Brendan.

2. Pool maintenance, Replacing signage.

The site walk for signage review was scheduled for February 10th. Fidencio

3. Pool maintenance, filters.
Filters were cleaned, completed.

4. Pool deck reconstruction, status.
In process to get more quotes.

New Business

1. Groundskeeping, Deb.
Dave moved to spend \$190 for removing dead tree. Brendan seconded. Motion carried.

2. Terminex
Received the bill. Terminex didn't inspect. Fidencio.

3. Mouse/rat issue, status:

4. Escrow process review
Dave moved that HOA policy shall be that only complete document packages will be provided for escrows. Fidencio seconded. Motion carried.

5. Yearly HOA's assessment fee increases
Discussion was covered. Budget with assessment increase to be presented at next meeting. Brendan

Adjournment

Robert moved to adjourn the meeting at 8.29pm. Dave seconded. Motion carried.

Minutes made by Predrag Markovic, February 8th, 2021.
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