

Meeting minutes, regular MVHOA #2 HOA meeting,
November 18th 2024 7pm, zoom meeting

Board Attendees:

Present: Robert Berg (President), Fidencio Pampo (Vice President), Brendan Duggan (Treasurer), Predrag Markovic (Secretary)

Present: Mary Rogers (Accountant).

Meeting called to order by Robert at 7.03pm

Approval of Minutes

Robert moved to approve October's meeting minutes with corrections. Fidencio seconded. Motion carried.

Financial reports

1. Treasurer's Report

Finances

Checking:	\$30,376.45
Savings:	\$96,804.52
Income:	\$ 1,605.11
Expenses:	\$ 7,924.20
Transfer:	\$ 0.00

Brendan presented treasurer's report. Bank statements were sent by email.

2. Accountant's Report

A. Budget vs Actual document was sent by email.

B. Accounts receivable document was sent by email.

C. Delinquent account status:

MV2-5493 – Delinquent. Lien filed on Sep. 11, 2017. Second lien filed on Feb. 22, 2023.

Accounts delinquent for 2 payments: MV2-5379, at lawyer possession.

Accounts delinquent for 1 payment: 32

D. Two escrows are closed. One escrow is open.

E. Account correspondence

Robert moved to approve the financial report. Predrag seconded. Motion carried.

Old Business

1.Pool maintenance, LED display temperature doesn't match the manual measurement, Predrag.

In process of purchasing a new temperature tool for the pool monitors.

2.Pool maintenance, replacing lighting poles. Robert.

Contractor is preparing for working, purchasing parts. Robert ordered landscaper to prepare area around poles.

3.Complying with CAT(Corporate Transparency Act). Filing BOI (Beneficial Ownership Information) needs to be done before the end of the year, Robert.

In process.

4.Replacing existing keycard system with better encryption system and 500 new access cards. Robert

Robert is coming on weekends to Pool for delivery cards to homeowners.

The old key cards are deactivated.

5.New bike racks. Fidencio.

Quote was approved on August meeting.

In process.

6.In pool light fixture fixing and replacing. Fidencio.

In process. Two lights of four were fixed.

7.Annual filter wash and flush by Baron.

Baron has been working on it. Not yet information if it is completed.

8.Fall mailing.

Completed.

9. Corkboard, bulletin board. Robert, Predrag.

In process of getting quote for sandwich board and bulletin board.

10. Decorating pool during Holidays seasons.

Robert ordered decoration. Board members to meet on Saturday after Thanksgiving for decorating pool.

New Business

1. Having community place for Board meetings during wintertime.

Robert has been looking for possible options.

Brendan will check if the next meeting can be hold in his house.

2. Christmas decorating contest between 20th and 24th December.

Brendan and Predrag will be judges.

3. Pool vandalized by 3 teens.

Board has strong evidence, including video captures. They drop rocks into the pool.

Robert and Baron fixed it.

Discussion was covered about charging fees and reimburse Baron. Baron haven't yet sent invoice.

Fidencio suggested to add in newsletter that homeowners are responsible for their guest.

Brendan suggested to send letter to homeowner and tenants and explain situation.

Robert is going to send a letter.

Next Meeting

Regular meeting, December 15th, 7pm.

Adjournment

Robert moved to adjourn meeting at 8.01pm. Brendan seconded. Motion carried.

Minutes made by Predrag Markovic on December 15th 2024.