

MVHOA #2 Minutes for the regular meeting on November 9, 2020. Zoom meeting

Board Attendees.

Present: Steve Duescher (President), Deb McManus (Vice President), Brendan Duggan (Treasurer), Predrag Markovic (Secretary), Cyndy Bell, Dave Breidenbach.

Absent: Robert Berg, Fidencio Pampo

Accountant: Mary Rogers, present.

Meeting called to order by Steve at 7:06pm

Secretary's Report

Brendan moved to approve October's board meeting minutes. Cyndy seconded. Motion carried.

Treasurer's Report

a. Finances

Checking:	\$ 7,665.21
Savings:	\$ 90,310.64
Income:	\$ 530.87
Expenses:	\$ 7,829.56
Transfer:	\$ 0.00

Pool monitors. Pool monitors were laid off all, except Carl Berg.

Lawyers. Contacted 6 law firms, received proposal from 5.

Mailings. Need to have three mailings per year.

Accountant's Report

Accounts Receivable was presented.

Lien process status was presented. Discussion was covered.

Deb moved to approve financial report. Dave seconded. Motion carried.

Comments/Concerns from Homeowners in attendance.

No homeowners' comments or concern since October's board meetings.

Old Business

1. Electrical situation.

The pool light timer was configured. Everything was completed.

2. Timeline with update for CC&Rs.

Discussion was covered to increase late fee.

Deb moved to start planning to increase a late fee up to maximum allowed amount per law by homeowner's voting in 2021 and add this information in the winter newsletter. Dave seconded. Motion carried.

3. New Law firm.

Brendan collected quotes from law firms and sent to Board for review.

Adams | Stirling PLC

Christina A. Ciceron, APC

Community Legal Advisors Inc. - Mark T. Guithues, Esq.

Feist, Vetter, Knauf and Loy - Raymond F. Feist

Green, Bryant & French LLP

Kruger Law Firm Association Services - Joel Kruger

Discussion was covered. Decided to go with an hourly rate, not with a retainer.

4. Signs

Deb took a site walk with pool maintenance contractor to find out which signs need to be replaced. Waiting for a quote.

5. Checks and annual report.

Discussion was covered.

6. Pool hours clarification

Pool hours 10am-6pm starting from December 1st.

Covid-19 sanitizing activity will be at 10am, 2pm and 6pm.

7. Monthly email communication with homeowners

Dave will take care of this. Dave will ask Mary for the latest email list.

8. Pool deck resurfacing

Deb and Robert met with another contractor, received a quote.

New Business

1. Three mailings required per year

- Budget, reserve study and annual policy disclosure, ballot, invoices. June time.
- Financial review. Around September time.
- Contact information form, invoices. December time.

2. December mailing

Plan to have paperwork ready for December 8th.

- Remind of Monthly Meetings
- Looking ahead to 2021 Christmas Craft Fair
- Vote next summer of raising late fee
- Contact information form, Brendan
- Envelopes, bills. Brendan
- Stamps, Steve.
- Newsletter, Cyndy

Brendan moved to have color newsletter. Cyndy seconded. Motion carried.

3. Christmas Decorating Contest

Decided to have contest again this year.

Next Board Meeting

Next regular meeting was scheduled for December 7th, 7.00pm.

Adjournment

Dave moved to adjourn the meeting at 8:08pm. Cyndy seconded. Motion carried.

Minutes made by Predrag Markovic, 11/15, 2020.
pmarkovic2009@yahoo.com