

Mirasol HOA Executive Board Meeting

May 24, 2013

MEMBERS PRESENT: Moofie Miller, Bill Rumley, Rich Ekwall, Sharlet Lee, Sue Mendenhall

OTHERS PRESENT: Mark Betz, Kathy Sigg

Moofie called the Executive Board meeting of the Mirasol Community Association to order at 8:30 a.m.

OLD BUSINESS:

Minutes of the April 24, 2013 were submitted for approval. Rich moved they be approved with a second from Sue. Minutes were so approved.

CORRECTION: The homeowner referred to in the minutes of April 26th owes \$216 as of the end of March. Still owes for April and May. It was incorrectly reported they were paid to date.

NEW BUSINESS:

There was a discussion on obtaining an attorney to represent the HOA. The HOA Declarations and Collection Policies and Procedures passed in 2007 allows the board to place into collections non-payment of homeowner fees. Moofie sent a letter to a resident whose fees are in arrears to either pay his fees or contact the housing office to discuss the situation. Rich recommended PMC exercise the collections process up to the point of a property lien at which point an attorney would be obtained.

Rich moved that Property Management Company send a letter to bring the fees current within 30 days and if that doesn't happen, other measures allowed under the law would be pursued. Sharlet seconded and the motion was approved.

Rich inquired about HOA cash if an attorney is required. Sharlet offered a number of options where funds could be used and the HOA would be responsible for payments.

Rich recommended contacting an attorney for an assessment of fees associated with further collection efforts. Sharlet wondered if the board should go ahead and hire an attorney for the HOA. It was suggested that Jim Martell be approached who had been recommended by HomeQuest. Mark would also provide a recommendation to Sharlet and Moofie will ask Stan Matsunaka for a recommendation as well.

Restructuring LHDC HOA fee: The service fee needs to be optional. The building maintenance fee of \$30 would be required and the LHDC user fee of \$88 would be optional and paid separately. LHDC will submit a different budget to go from \$118 to \$30 and then sign an agreement for the services fee. No effective date has been determined. The board will meet in June to finalize the effective date. There will be a general HOA meeting to discuss these options. Sharlet suggested having a June special HOA board meeting. Moofie moved the meeting be set for June 28th at 8:30 am, Sue seconded and the motion was approved.

Mark informed the board that the Most house renter would be moving and the homeowners would continue to rent the property out.

Mark asked for approval to hold the annual community garage sale. Sharlet made a motion that the annual community garage sale, managed by the Event Center on or about June 1, be approved in perpetuity. Sue seconded and the motion was passed.

Sharlet will send out a revised copy of the reporting policy for CCIAO to be voted on at the June meeting.

Sharlet made a motion to adjourn. Sue seconded.

Moofie adjourned the meeting at 9:35 am.

Respectfully submitted,

Kathy Sigg