

## Mirasol HOA Executive Board Meeting

April 25, 2014

**MEMBERS PRESENT:** Moofie Miller, Bob Eckhardt, Bill Rumley, Jeff Feneis, Sue Mendenhall, Rich Ekwall

**OTHERS PRESENT:** John Cutter, Sharlet Lee, Kathy Sigg

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

### **OLD BUSINESS:**

- Minutes of February 7, 2014 were submitted for approval. Jeff moved they be approved with a second from Bob. Minutes were so approved.

### **NEW BUSINESS:**

**Auditor:** John Cutter was introduced. John described the audit, what it is and what it does. When the audit is complete a financial opinion is then made. He reported that financially the HOA had a pretty decent year, mostly as a result of the reserves. After his presentation, John left the meeting. Sharlet went over the financials for the first quarter. A motion to accept the audit was made by Jeff with a second from Rich and the motion was so approved.

Sharlet stated that the Capital Needs Assessment would add the newly constructed homes for next year.

Sue asked a question regarding trim painting. Bill stated that the property would be walked and trim would be painted as needed. Any concerns by the homeowners should be directed to Bill.

**Collection policy:** Sharlet shared the required CCIOA changes for the collection policy stating that 1) a formal letter is to be sent when a homeowner is in arrears and 2) there has to be a payment plan. Discussion was held on collection procedures regarding the need to have Board prior approval and at what point the Board should become involved. It was decided that the management company would proceed with collection procedures up to a lien being filed, at which point the board members would receive notification for approval.

Jeff made a motion to accept the revised collection procedures with the understanding that the Board notification policy would be addressed in the management agreement with the HOA to be adopted at a later date.

**Landscaping:** Rich reported that the landscaping at the new homes should be in place in a couple of weeks.

Sue made a motion to adjourn the meeting with a second from Bob. Motion was approved.

Moofie adjourned the meeting at 9:22 am.

Respectfully submitted,

Kathy Sigg