

Mirasol HOA Executive Board Meeting

July 25, 2014

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

OTHERS PRESENT: 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 April 25, 2014 were submitted for approval. Bob moved they be approved with a second from Bill. Minutes were so approved.

NEW BUSINESS:

Draft Management Agreement: Sharlet suggested taking the draft, reading it and then email any comments to her. Moofie noted this is just representative of what is already being done. Response would be appreciated in the next couple of weeks with approval to be voted on at the next HOA meeting scheduled for October. It was also noted that the HOA attorney has not reviewed it at this point. It was decided the HOA attorney probably didn't need to review. If major concerns arise, it could then be presented to the attorney for review.

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.

Financials: Sharlet reviewed the financials and it was noted that the homeowner insurance proceeds should be under the homeowner side instead of the common areas. Bill clarified the charges for actual maintenance department snow removal.

DORA regulations: Sharlet clarified the DORA regulations for property management companies to run an HOA. HOAs have until July, 2015 for compliance in licensing.

Sue asked about financials on the website and Sharlet will make sure they are up to date. Tracy Hoff will put the minutes on the website.

Bob presented maintenance and grounds keeping issues for new homes. Warranty issues need to go to Belmire. Rich clarified that all sidewalks belong to the city and they will need to fix those issues. Bill reported that with Merle coming on board as the new groundskeeper, a lot of these issues will be addressed. Rich will have Belmire come out to assess all dying plants to determine the cause.

It was noted that any homeowner is welcome to attend the HOA Board meetings to listen to the proceedings. The chair would determine if comments would be allowed.

It was also noted that the Agenda for today's meeting would be corrected to add Recommendation for DORA.

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

Moofie adjourned the meeting at 9:25 am.

Respectfully submitted,

Kathy Sigg