

Mirasol HOA Executive Board Meeting

Friday, October 23, 2015

8:30 a.m.

Mirasol Event Center

MEMBERS PRESENT: Moofie Miller, Jeff Feneis, Amy Irwin, Bob Eckert, Ron Grassi

OTHERS PRESENT: Cheryl Brinker, Sharlet Lee, Cathy Grassi, Larry Lemons, Uwe Pahlen

Moofie calls meeting to order 8:32 a.m.

APPROVAL OF MINUTES:

The minutes of the July 24, 2015 HOA Executive Board Meeting were submitted for approval. Jeff moved they be approved with a second from Amy. The minutes were approved.

NEW BUSINESS:

- New board member, Ron Grassi was introduced and welcomed to the board.
- Ron had questions regarding an HOA Reserve Study. Shar explained the reserve accounts to Ron and stated the 5 year HOA Reserve study is due to be updated next year (end of 5 year period).
- Ron discussed retention pond being a danger to children. Mike will look into having signs installed stating "For Mirasol Residents Only".
- Mike explained what landscaping contracts cover and does not cover. No weed pulling. Weed spraying 2 times per year is included in contract.
- Mike explained there is a sensor on sprinkler systems refraining sprinklers from going off when raining. Not working at this time, Mike will have this checked.
- Moofie stated the Homeowners voted on landscaping contract.
- Bob stated there is standing water on SW corner of HO property. Jeff explained the reason and stated they are waiting on the city to mark utilities so Gerard Construction can fix the problem. They will be widening St. Louis by 30 feet.
- Ron asked if aluminum irrigation boxes can be painted green to blend in with landscaping.

OLD BUSINESS:

- No old business discussed.

FINANCIALS:

- Shar explained proposed budgets for HOA which includes 3 neighborhoods.
- Shar stated the homeowner budget is stable. There is an adjustment due to water increase.
- **Outdoor** pest extermination will be added to 2016 budget.
- **There will be no dues increase for homeowners in 2016.**
- Balance sheets and operating statements were discussed for homeowners and rentals.

- Proposed budgets for 2016 reviewed by board, which were similar to 2015.
- What is not spent in budget goes in operating account for the neighborhoods.
- Jeff stated there will be a 17% increase in water from the City of Loveland in 2016.
- Rental budgets reviewed, no questions.
- Event Center budget is not voted on by HOA. Event Center owner establishes maintenance fee and Event Center fee.
- Apartments do not have neighborhood fee and HOA does not manage apartments.
- Budget is sent out to all homeowners.

Discussion by board to approve budget today or have special meeting. Jeff motioned to approve all budgets today; rental neighborhoods, common areas & HO budget. Bob seconds. All in favor.

Homeowner meeting scheduled for December 10, 2015 @11:00 am in Event Center to present 2016 Budgets. Lunch will be served from Panera Bread. All homeowners are welcome to attend. Information packets will be distributed prior to meeting.

Ron stated the board is very professional.

Bob motions to adjourn meeting, Ron seconds. Meeting adjourned at 9:30am