

Mirasol HOA Executive Board Meeting

Friday, October 28, 2016

8:30 a.m.

Mirasol Event Center

MEMBERS PRESENT: Moofie Miller, Amy Irwin, Ron Grassi, Wendy Barth

MEMBERS ABSENT: Jeff Feneis

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

Moofie called the meeting to order at 8:33 a.m.

APPROVAL OF MINUTES:

The minutes from the October 12, 2016 Working Budget Meeting were submitted for approval. Ron motioned minutes be approved, with a second from Wendy. The minutes from the July 22, 2016 HOA Executive Board Meeting were submitted for approval. Amy moves the minutes be approved, with a second from Ron.

OLD BUSINESS:

- Roofing issue is on the agenda for discussion. Mike not present at meeting to discuss the status from shingle manufacturer, Tamko. Moofie wants to go on record stating she is not an expert in this area, but thinks shingle issue is the “gravel” is coming off. Ron is concerned about hail, and the roofs caving in before they can be repaired. Moofie stated she is not concerned with roofs caving in. Ron is also concerned with length of time it is taking. Moofie stated she cannot answer roofing questions properly, and would like homeowners to compile a list of questions for Mike. If needed, a special meeting may be held regarding the roofs in November. This meeting will need to be scheduled. Shar will check with insurance company to see who would be liable if something were to happen before roofs can be repaired and have answers for the meeting. Previous experience with Tamko proved to be a slow process, but with consistent “encouragement” from LHA, the issue was resolved. Ron asked if roof costs would come from the Reserves account if not covered. Shar stated, “Yes, and she believes the insurance company would step in at that point.”

NEW BUSINESS:

- Shar reviewed budget:
 - The LHDC Board is expected to approve the Event Center budget on December 7, 2016.
 - HOA Reserves – common area decreased by \$4. Tree replacement, concrete repair and lighting for areas around Phase II is included.
 - Rentals – no change
 - Homeowners - \$12 increase due to capital budget and general expense cost increases.

- Shar has insurance out for bids, current line item is an estimate. Shar has requested bid for blanket coverage vs. individual coverage.
- Wendy spoke with homeowners and stated they would like to strike the pest control from the budget. They feel they are receiving inconsistent services and not worth the money. The majority of the homeowners were in favor of discontinuing the service. In eliminating this line item, the Neighborhood Fee will decrease from \$159 to \$155. By eliminating pest control services, extermination services will be the responsibility of the homeowner. Maintenance will not be involved with pest control.
- Shar reviewed HOA Reserves.
- Wendy moved to approve HOA budget, Ron seconds, all approve.
- Discussion regarding small increase yearly to dues in lieu of large increase. Set aside to discuss for next year's budget.
- Homeowner's meeting is set for Friday December 2, 2016 at 11:00am at the Event Center to present 2017 budget. Lunch will be served at noon. LHA hand out Homeowner's Manuals at meeting with a list of commonly asked questions.
- Moofie will ask Mike about new magnets with maintenance phone number and email address.
- Homeowner's packets will be mailed out between November 15th and November 24th to comply with bi-laws.
- A question & answer sheet will be included in welcome packets and will be available to all homeowner's.
- Wendy asked that Mike be available for a roofing meeting. Moofie stated Mike is here on the 4th Wednesday of each month at 9am for Rumor vs. Reality to answer questions. Moofie asked if meeting with Mike could be one on one with Wendy, Wendy agreed.
- Shar reviewed September financials:
 - No significant changes to balance sheet
 - Operating reserve will absorb overages in budget
 - Shar stated the Homeowner's budget would be in the red by year-end due to snow removal.
 - Motion to approve \$5000 deficiency in operating budget come from operating reserves. Ron motions, Wendy seconds, all in favor.
- Moofie invited comments from "others"
 - Larry Lemons asked about water cost increase. Sprinklers waste water by running down gutters in the streets. Wendy will ask Mike about a sprinkler evaluation next spring.
 - Uwe Pahlen stated he is happy with work order response. He asked if homeowners do not send in work orders, could others do this. Moofie stated homeowner's could not turn in work orders for others property, commons grounds, yes. Uwe is also concerned regarding landscaping persons limited hours. In addition, new grounds person needs a map of neighborhoods.

Ron motions to adjourn meeting, Wendy seconds motion. Meeting adjourned at 9:42 a.m.

**Next Executive Board Meeting
Friday, January 27, 2017
Mirasol Event Center**