

Mirasol Senior Community
HOA Executive Board Meeting
5/3/2019
8:30 a.m.

Board members present: Andy Bickers, Darcy McClure, Uwe Pahlen, Deb Callies, and Ron Grassi

Others: Sharlet Lee and Mike Hersh

Andy called the meeting to order at 8:30 am

Darcy moved to approve the minutes from the Special Meetings dated January 25, 2019, February 22, 2019 and March 25, 2019. Deb seconds the motion. The minutes are approved.

New business:

- Sharlet reviewed the 2018 audit prepared by Cutler & Assocs. Sharlet reports the HOA had a good year. Balance sheet was reviewed for entire Mirasol community.
- Sharlet reviewed the 1st quarter financial statements. Legal expense will be high due to hiring new attorney for the HOA. Expense will come out of operating reserve. In conclusion, Sharlet stated financials look good.
- Mike reported on the trail on the south side of Mirasol Property. The City of Loveland has requested we extend the fence by 160 ft. and it measures 5 ft. tall. Cost will be around \$5500. Mike will solicit 3 competing bids. This project is not budgeted for in 2019. Uwe suggested the sooner the better. Darcy asked if the fence is not budgeted for, where will the money come from? Sharlet suggested the common area budget. Uwe made a motion to move forward, Darcy seconds the motion. All in favor. Motion approved with the stipulation the fence will not exceed \$5535. Motion amended.
- Sharlet reported on the new HOA attorney, James Martell.
 - Attorney found no limit in the Covenants, or other documents as to how many units an owner can lease, or own in the community. Sharlet stated the lawyer said it would be a legal battle to change the Covenants.
 - There was a discussion concerning the age requirements to own or rent a home.
 - Another concern is combining two duplex units in the community. The owner can make changes to the interior of the unit without approval as long as the changes are not visible from the outside. The declarations are written that the owner has to pay fees for two units.
 - The board decided not to have the attorney draft a declaration regarding combining two duplex units.

- Sharlet gave an update from the attorney regarding political signage being displayed in units.
- Mike asked if the City would enforce sign restrictions, or the HOA. Because we are private property the HOA would enforce it.
- Ron made a motion to approve the signage policy pending further council review and approval from HOA president. Darcy would like further clarification. The board will ask for clarification from the attorney.
- Sharlet will send bird feeder policy to attorney for approval.
- Discussion regarding parking on the streets. The streets are owned by the city and there is no restriction with the exception the vehicle must be current with registration and plates. Uwe will clarify with the city employee who will be attending the men's meeting.
- Correction on agenda regarding 1217 Inca Dove Dr. Correction: address should be 1217 Inca Dove Circle, not 1217 Inca Dove Dr. Discussion regarding unkempt patio & yard. A letter would need to be drafted by LHA, as property manager with the HOA president's signature. Ron offered to talk to the resident regarding the patio and yard. Mike will check on declarations regarding unkempt properties.
- Ron made a suggestion regarding pedestrian crossing sign that is blocked by a tree. Mike will check.

Andy adjourned the meeting at 9:30 am

