

MOUNTAIN VIEW MEADOWS OWNERS ASSOCIATION
ANNUAL MEMBER MEETING
October 27, 2021

Meeting called to order 6:33pm

Present: Ginger and Bob Short, Tammy Smith, Ashley Carlson, Georgeanne Magruder, Larry and Kristine Peterson, Cliff and Sheryldene Rogers, Jerry and LaRae Birt, Margie Sanford, Kellie and Katherine Chun, Jodi Jappert, Rob Villalobos, Cary and Louise Corbin, Dale and Diane Simonson. Twenty members were present.

Business

Three board positions were up for election this year. Ballots were sent to members by Franklin Accounting. Twenty-two ballots were returned. Cliff Rogers, Margie Sanford and Ginger Short were elected to fill the three positions. Ashley Carlson and Larry Peterson will remain on the board. Jenise Bean accepted the alternate board member position.

The board elected officers as follows: President, Ashley Carlson; Vice President, Ginger Short; Secretary, Margie Sanford.

Andy Franklin was unable to attend the meeting to present the Financial report. Ashley Carlson reviewed the Financial Balance sheet dated September 30, 2021 that had been previously mailed to all members. Current Assets are \$73,193.72. Members were encouraged to contact Andy Franklin for any questions.

Jody Jappert presented the Architectural Committee Report. A written detailed report was made available to all attending. In the past 2 years there has been 4 new homes built and many home improvements plans to approve. Additionally, 4 new condos were built this last summer and construction is nearing completion.

Tammy Smith reported that her project to create a searchable Word document for our 2005 CCR's was completed. Ashley will post this document to the MVM HOA website, with the caveat that use is for the purpose of assisting members to find information with ease. The document is not a certified version.

Ashley reminded members that the website includes the original CCRs, Rules and Regs, Bylaws and all necessary forms needed for the construction or remodeling process. Annual Meeting minutes are also available on the site. Members were reminded of the website name and the HOA email address:

The website address is: MVMHOA.com. Email address is mvm99006@gmail.com.

HOA Developments

Ginger reported on the 31 acre parcel which was purchased by West International Group, who are land developers. The board and AC committee has met with the owners, Brad and Renee West, twice. The developers are very interested in working with the HOA concerning the development of the property. At these meetings the Board and AC discussed concerns regarding the number of lots,

the size of the lots, traffic flow, as well as the design in general as it pertains to our CCR's. It is the Board and AC's intention to adhere to the MVM HOA documents as they pertain to this development and to maintain our current property values and neighborhood appeal. The Board and AC will continue to be involved as the development progresses. Currently the developers are working on a preliminary plat map that includes setback requirements. There was discussion of the time frame of development, the selling of lots to individuals versus building contractors, and a host of other topics. Much work lies ahead for the Board and AC.

The Board requested that members attend the City Meetings regarding this development when these dates are posted. Members can login to the City website for meeting schedules:

Cityofdeerparkwa.com

Select EVENTS for Calendar of meetings

Select Building and Planning to view Meetings and minutes

Bob Short is working on updating the Directory and hopes to have it done and reprinted by the end of the year.

A Winter Party was suggested for the HOA members, possibly in Jan or Feb 2022. The idea was well received.

In Open Forum:

A member suggested an attorney be hired to assist with the new development undertaking.

There was discussion concerning purchased undeveloped lots that have not been built on or improved. These lots have set vacant for several years. It was pointed out that our CCR's state that development begins within one year of purchase. The board and AC will pursue this concern.

Meeting adjourned at 7:36 pm.

Respectfully Submitted,
Georgeanne Magruder
Ginger Short