

Mountain View Homeowners Association  
Minutes of Annual Board Meeting  
October 12, 2017

Meeting called to order 7:05 PM by Ginger Short, President.

The meeting was held at the Deer Park Golf Club House. The meeting was attended by 15 members; dessert was provided.

Board members present: Ginger Short-President, Robert Short-Vice President, Kim Blankenship-Secretary.

Board Members absent: Ashley Carlson-Treasurer and Tammy Smith.

Guest: Andy Franklin with Franklin Accounting

Introductions:

Ginger Short welcomed all present and introduced the current members of the Board. Ginger reiterated the purpose of the Annual members meeting.

The Board members read and approved the minutes as written from the last annual meeting October 24,2016.

Nominations for board members had been sought via mail prior to the meeting and ballots were subsequently mailed to members. The results of the mail-in vote were to re-elect Ginger Short and Tammy Smith each for another 2 year term and to welcome George Bombel as a new board member also for a two year term. Kim Blankenship and Ashley Carlson's positions will be up for election next year, October 2018.

The new board voted for and approved the appointment of the following officers for a one year term: Ginger Short – President, Tammy Smith – Vice President, Ashley Carlson Treasurer, Kim Blankenship Secretary.

Ginger Short asked for Activity and Committee Reports:

Financial Report:

Andy Franklin reviewed the financials and said that there are zero liens on properties and that members are paying in a timely manner compared to the previous year. The financial report had been mailed to all members. Andy stated that the balance of the account is now in an interest earning checking account. The total includes our reserve funds. The reserve funds are 20% of the HOA fees collected per quarter. The reserve funds have been set aside for major issues including fencing repair and monument construction. There are designated areas on High Desert Drive and 12<sup>th</sup> Street for construction of Mountain View Meadows monuments.

A motion was made by Jody Jappert to approve the financial report. The motion was seconded and all members approved the financial report by show of hands.

### Finance Review Committee:

#### Report by Ginger Short.

The purpose of the committee was to review current practices. The committee consisted of members Carl Hockhalter, Ashley Carlson, George Bombel, Sheryldene Rogers and Ginger Short. After review of Washington State regulations, our HOA governing documents and review of our current practices, the consensus of the committee was that our current accounting practices are sound. A number of recommendations were made to the board:

1. Appoint a treasurer to interact with Franklin accounting and report back to the board. The Board agreed and voted to appoint Ashley Carlson.
2. To update the bank signature card as it was out of date. It has been updated with the current President and Treasurer having signature authority.
3. To review the current banking program and look for the opportunities for investment. The board voted in favor of changing the account to a Stellar Business Interest Checking account with the current bank.
4. To make inquiry into the possibility of obtaining D&O and general Liability insurance for our HOA. Through inquiry, Ginger Short reviewed our CCR's and became aware that our 2005 CCRS mandated we carry general liability insurance. Further exploration of Insurance companies and comparison for cost and coverage was accomplished. Application was made with several companies to obtain D&O and general liability and commercial property insurance coverage. Ginger Short presented the recommendation and options for coverage to the board. It was discussed, reviewed and unanimous vote by the board to obtain stated coverage through Inland Insurance Company. The insurance is under-written by Philadelphia Insurance company with an An A++ superior rating. Our local agent is rep Mike Hansen.

### Architectural Committee:

Jody Jappert, a committee member, presented the report concerning the activity of the committee for the year. The committee consisted of five members: Sheryldene Rogers, Ashley Carlson, Carl Hockhalter, Jody Jappert, and Ginger Short. The committee received and approved 7 new home construction sites which included approval for landscape and house color. Requests were submitted for changes and improvements to existing properties this past year. These included requests for patio, garbage can enclosure, flagpole and fences. All requests complied with the CCRs and were approved. The committee works hard to respond to all requests in a timely manner. The average number of days between request and response was 7 days.

The committee also received questions and concerns throughout the year for various issues and infractions. The committee works diligently to address and resolve these as they relate to our CCR guidelines. Not all requests/complaints/issues are in the scope of the committees responsibilities to address. However the committee attempts to facilitate or provide information so that any perceived issue can be addressed and a resolution made.

### Member Directory:

The voluntary members directory has been completed this past year by Ginger and Bob Short. The directory was available for pickup at the meeting; Bob and Ginger will hand deliver the remaining directories to members not present at the meeting. Ginger thanked her husband for work with this project.

### The First Annual neighborhood BBQ:

This last summer there was a fun and well attended (approximately 50 people) BBQ at Carl and Sandy Hockhalter's residence. The event was planned and hosted by Sandi Hockhalter, Tammy Smith, Lori Keiter, Katherine Chun and Jenn Reynvaan. A BIG thanks goes out to all who helped with this. It was a great success: we hope to make this an annual event.

Ginger Short reminded the members of the HOA Website, [MVMHOA.com](http://MVMHOA.com), which contains all of the HOA governing documents and request forms. Additionally, she reminded the member about the HOA email address, [mvm99006@gmail.com](mailto:mvm99006@gmail.com), which is an additional method for members to communicate with the AC and Board members.

### Old Business:

It was reported that all concerns mentioned during Open Forum at last year's annual meeting were addressed and resolved.

### Open Forum/New Business:

It was mentioned that the stop sign at the corner of 12<sup>th</sup> street and High desert needs to be replaced as it was knocked down last winter. This issue will be addressed.

There was discussion regarding the problem with pocket gophers and moles in our area. Various comments and methods were given on how to deal with this situation. Marchette Glosson demonstrated a gopher trap with which she has had good success. It can be purchased at [www.cinchtrap.com](http://www.cinchtrap.com).

This past year we have had neighbors with health issues, injuries, and deaths. It was suggested that a care committee could be formed to help facilitate the arrangement for various kinds of support and help as needs develop such as meals, yard work assistance, sending flowers and cards, etc. to our neighbors who are experiencing difficult situations. Further discussion will be made concerning this idea.

No further issues, comments or suggestions were made. Meeting adjourned 8:10 PM