

Mountain View Meadows

Owners Association

Minutes of annual meeting October 24,2016

Meeting at the Deer Park City Hall was called to order 7:00 PM by Ginger Short

Board members present: Ginger Short, President, Robert Short, Vice President, Kim Blankenship, Secretary, and Tammy Smith (dismissed early because of obvious illness)

Members present: 24 members of the MVM-HOA representing 15 properties.

Guests: Andy Franklin with Franklin Accounting, Chuck Colby with Scope

Election of Officers:

Ginger read from the By Laws explaining the purpose of the Annual meeting. They include the election of officers, nominating new board members and the opportunity to share concerns.

We are currently down two board members. Bob, Ginger and Tammy have 1 year remaining. Kim's position is up since she was filling the resigned position of Dan Sanford who's term ended Sept 2016. The board has been trying all year to fill the vacated position of Allan Whitehouse without success.

Kim Blankenship has expressed interest to continue on the board and Ashley Carlson expressed interest to join the board. Ginger asked other members present if any were willing to serve on the board: no one expressed interest. A motion was made and seconded to vote on the two nominees. The vote was taken to elect the nominees: Ashley Carlson received 11 yes votes and Kim Blankenship received 12 yes votes. The number of votes received by each nominee exceeded the vote needed to install (i.e. the majority of the member quorum present was greater than 20% of members).

The board then motioned and voted to elect Ginger Short as President, Bob Short as Vice President, and Kim Blankenship as secretary for another one year term. Each was carried by a majority (4 votes each).

The board members read and approved the minutes as written from the OCT 2015 annual meeting. Kim motioned to approve and Ashley second the motion. Minutes approved.

Introductions:

Ginger Short introduced the members of the Architecture Committee, Carl Hockhalter, Jody Jappert, Sheryldene Rogers and Ashley Carlson. Ginger praised them for their dedicated work this past year.

Scope Presentation:

The invited guest, Chuck Colby, talked about the volunteer opportunities available at Scope in Deer Park. If anyone is interested they can fill out an application and have a background check at the scope office. Scope also provides vacation watch, which they will come and do property checks while you are away.

Financial Report:

Andy Franklin reviewed the financials and said that there is a healthy balance (\$49,909.64) and that most members are current at this time. We have had several new homeowners since last year. There are no outstanding liens. There is a 2% reserve fund (9038.00) at this time that has been set aside for major issues. All lots in our HOA are charged dues: \$10 for the association and \$15 for the golf course. The Condos are a part of our HOA and they also have their own sub-association with additional dues.

Andy explained that our expenses that are accrued from the account are the Deer Park Golf Course, Landscaping, License for the HOA, Office supplies, Mailings, Accounting, Legal, Taxes (1120 H) that needs to be filed for the HOA, Reserve Capital. Discussion occurred regarding the current procedures of accounting and handling of our MVM HOA finances. Currently, we only have one signature on the account for expenditures. It was mentioned by Andy Franklin that the Presidents name needed to be added on the account. It was approved by the Board that Andy Franklin and Ginger Short be on the signature card for our bank account.

There was a motion to form a committee to review in further detail our current methods, explore and consider new procedures for accounting. Motion was seconded, vote taken and approved as stated by 10 yes votes. The committee members appointed were Carl Hockhalter, Ashley Carlson, Jorge Bombel, Sheryldene Rogers and Ginger Short, president.

Website:

Ashley Carlson presented info on the new Mountain View Meadows HOA website which was created and newly redone by the AC committee this past year. Ashley played a significant role in the development of this website project. Our association purchased a website named mvmhoa.com. The site contains links to informative local organizations, contact information, all HOA documents and resources. Coming soon will be Bylaws and annual minutes. If you have questions contact Ashley at Ashley@mvmhoa.com

Welcome Packets:

Jody Jappert presented information regarding the welcome packets that were created for all new and existing homeowners that contain MVM HOA governing documents. CCRs, Rules and Regs, Bylaws, and all HOA forms needed for project approvals. A big thanks goes to Jody Jappert for her involvement in this project. The AC committee has developed and implemented an online method for communicating and voting on new construction and all other project requests. The AC committee has been working hard to get all requests for approval returned within a week to 10 days. The AC committee is working closely with the homeowners as well as the contractors, and this has been a very positive experience.

The AC committee and Board members spent considerable time this past year reviewing our MVM HOA CCRs and legal documents. Legal counsel was obtained and clarification was given concerning the co existing of two sets of CCR's. The final outcome is that the most restrictive requirement applies to issues where there are differing guidelines. It was clarified that it is the homeowners responsibility to comply with the CCRs. Ginger stated that it is our goal to be neighborly and work for the common good of the association, as we all want to keep our home values up.

It was motioned and seconded to create a Voluntary Mountain View Meadows directory of members. All members present approved by show of hands. A form letter instructing members of how to provide their contact information for the directory will be sent out to each member.

Complaints were made on the large Markham signs in the area, as they do not comply with the CCR requirements. Discussion around having homeowners contact Markham with their concerns was encouraged. The possibility of sending him a non compliance letter if he failed to bring his signs into CCR requirements was discussed.

A request from a member to contact the City of Deer Park about the Red and White roadblock signs at the end of Augusta street was raised. They would like to have them removed. The end of Augusta also has a rotting rafter that needs to be disposed of. Ginger agreed to contact Roger at City Hall regarding this matter. However, it was felt that these signs are most likely a requirement of DOT.

Meeting adjourned 8:35 PM

Respectfully, Kim Blankenship, Secretary