

MOUNTAIN VIEW MEADOWS HOME OWNERS ASSOCIATION
ANNUAL MEMBERS BOARD MEETING
OCTOBER 25TH, 2018

Meeting called to order at 6:35 PM by Ginger Short.

Ginger Short welcomed those present.

Board members present: Ginger Short, President; Tammy Smith, Vice President; Kim Blankenship, Secretary; Ashley Carlson, Treasurer; Alternates: Paul Smith and Bob Short
Members absent: Georgeanne Magruder

Guest: Andy Franklin with Franklin accounting.

There were 32 MVM members in attendance at the Deer Park Golf clubhouse.

New Board members: After Ginger and Andy Franklin counted the mail-in ballots, Ashley Carlson and Al Randall were announced as Board members. They will serve our Board for a 2-year term. Ashley Carlson will continue her service. Al Randall, new to our HOA, was welcomed to the Board as a new member. He comes with prior experience, having served on several other boards. He is also currently a member of the Citizens Alliance of Spokane County. We look forward to his service on our board.

Election of officers: Tammy Smith motioned that Ginger Short be retained in the office of President and Ashley Carlson seconded the motion. The Board voted unanimously in favor. Ginger Short motioned to keep Tammy Smith as Vice President and Ashley Carlson seconded the motion. The Board voted unanimously in favor. Ginger Short nominated Georgeanne Magruder for office of Secretary and Ashley Carlson seconded the motion. The Board unanimously voted in favor. Kim Blankenship motioned to keep Ashley Carlson as treasurer and Tammy Smith seconded the motion and the Board voted unanimously in favor. These officers will serve a one year term.

President — Ginger Short
Vice President — Tammy Smith
Secretary — Georgeanne Magruder
Treasurer — Ashley Carlson

Committee Reports:

Financial Report: by Andy Franklin

(Financial reports had been mailed to all members)

- As of 10/25/2018 the account has \$56,267.39.
- Every quarter 20% goes into the reserve.
- The HOA collects golf course fees and then pays the city annually.

- There is a bill pending for the fencing repair.
- There have been some business expenses for mailings miscellaneous items.
- Our money was moved to an interest bearing account last year and we have made \$21.00 in interest.

Ashley Carlson motioned to approve the financial report and Tammy Smith seconded. Vote taken and all approved the report.

Architectural committee Report: by Jody Jappert

Copy of report was provided to all present. The committee currently consists of 5 members: Sheryldene Rogers, Ashley Carlson, Carl Hockhalter, Jody Jappert and Ginger Short.

- This year there has been new home construction and several requests for home improvements.
- Notices that are sent via email from the AC committee are to be regarded as official notice of infraction.
- The AC committee has also dealt with issues regarding landscape, lot maintenance, fences, accessory builds, garbage and waste containers etc.
- All requests for approval are sent electronically to the committee members to vote.

Website Update: by Ashley Carlson

Website : MVMHOA.Com

Email Address: mvm99006@gmail.com

- This is a simple website that contains all of our HOA documents, such as CCR'S, Rules and Regulations, Bylaws, request forms, annual meeting minutes, and pictures of our neighborhood. Work progresses on making our documents searchable.

HOA Developments:

Legal Consultation:

The HOA is currently seeking legal advice concerning the creation of searchable documents and a review of our CCR's.

Neighborhood security: The board explored the neighborhood watch program. To be successful there must be a strong interest with all the neighbors. A query was sent out and only 2 members responded. The board will continue to explore ways to promote security.

Member Directory: Let Bob and Ginger know if you need a directory or if you need to add/update your information. They will work on updating the directory for the members.

Searchable documents: The board will continue to work toward on making our documents searchable. Currently they are posted as a picture and are not searchable. Sheryldene will try running the documents through another character recognition program for us.

Perimeter fence repair: The damage to the perimeter fence has been repaired by Owl fencing.

Open Forum (Security issues):

Cars have been seen hiding behind the concrete wall near the clubhouse. They meet other cars and move on.

Please call crime check if you see anything suspicious. If we want action to be taken there needs to be documentation.

Cars parking at the dead end on 12th are causing the homeowners security lights to turn on.

Al Randall had talked to the sheriff and asked to have patrols in the area. Some had felt they have seen more patrol.

There has been auto vandalism.

Most crimes are crimes of opportunity. (for example shut your garage door, Lock your cars) are just a few. Bob and Ginger have installed an auto garage closure and it works great.

Someone asked if we could stop soliciting in our HOA. The only option is to post a sign on your own home.

There had been some young man knocking on doors asking if they had dish or satellite tv.

Another homeowner reported that a man knock on the door and when they answered he walked in and asked to stay for a few days.

Tammy Smith looked into a neighborhood app but there was a monthly fee
For Deer Park there is a next door Deer Park app

Suggestion from some were to keep in touch with your neighbors

There has been cars seen cruising around and scoping the neighborhood. Someone asked if the HOA could purchase cameras for security and placed in the intersections.

More Open Forum:

Board Meetings are quarterly and the Architectural committee meets as needed. Members are welcome.

There was discussion concerning RV parking. It was recommended that members consult the CCR'S and Rules and Regulations for member and quest parking.

There was a complaint concerning lamppost light being out. Such reports can be made on the HOA website and the AC will address the situation.

It was requested that the HOA consider have a Christmas party. All present agreed to the idea. It was agreed that December 15th would be a good time and the Clubhouse a great location. A Christmas party committee was formed and they will work on the specifics. Invitations will be sent to all members.

It was reported that a Street light was out. Avista will be contacted for repair. One street sign is also down and the City of Deer Park will be notified.

Ginger would like to encourage members to attend the city council meetings. Meetings are held the 1st and 3rd Wednesday of every month at city hall.

Meeting Adjourned 8:00 PM