

November Meeting Minutes

November Executive Board (Board of Directors) Meeting
Mission Viejo Homeowners' Association, Inc.

The executive board meeting held at Holy Love Lutheran Church,
4210 South Chambers Road
Aurora, CO 80014
November 16, 2010
6:30 PM – 8:30 PM

Guests: Clarence, Bob Broom; Carol

1. Meeting call to order at: 6:38pm, Board members present: Todd McMahon, Elaine Lay, Jeremiah Banigan, Tricia Roush
2. Open Members' Forum – Bob Broom – park should be done soon and will find out a date.
3. Approval of Minutes – Fix misspelling of Ron Costa's name in October's minutes. Fix "Claus" to "Klaus" in the Guest list. Elaine moved to accept minutes with changes, Jeremiah seconded. All approved.
4. Review of Financial Matters – Current balance is \$14,448.59. Alan has not had a chance to pull down the 1st Bank statements to balance with QuickBooks. Jeremiah moved to accept the financials as presented. Todd seconded. Discussion of the meaning of the summary balance. Jeremiah moved to accept financials, Tricia seconded, all approved.
5. Committee Reports (Welcome, others)
 - a. Landscape – Elaine shared landscape meeting minutes: talked about Fencing; Slump Block Purchase; Tree removal on Hampden; Split Rail Fences; Repairing Pillars on Quincy & Buckley; Landscape Perimeter; Xeriscape plans; Recommendations from the City on perimeters; new plants on Hampden; Weed Control; Interior Circle; Corner Maintenance; Christmas Lights – can trade them into Home Depot for LED lights; Butch Miller has tree trimmers, was going to check if they're licensed and insured; Tom and Gerry looked into matching block with some company on S. Santé Fe. Butch and Gerry are going to walk Hampden; Shelby called the city to see if they would spray weeds on the boulevard, but they can't. Dee called the city about Xeriscape landscaping grants, but they are all gone, and there's no water source in the perimeter areas. Talked about RFP process. Meeting Nov. 17 to come up with a prioritized list. Todd is concerned about doing much because in the city latest "License Agreement" they proposed for storing the slump block; they want us to agree to maintenance of the walls.
 - b. Welcome – I have 11 homes to visit; Nick and Jim's BBQ gave us 50 coupons for the bags; just need to get copies of information pages to put in the bags. Plan on distributing this Saturday.
 - c. Holiday Lighting Group – they are doing the holiday lights on the walls the Saturday after Thanksgiving; they want to purchase LED lights. The hayrack needs LEDs. Todd moved to offer \$150 to exchange the old lights for new LEDs. Tricia Seconded. All Approved.
6. Unfinished Business
 - a. Covenant Violations Update – Motion and Approval – The property we sent a letter to 4123 Nucla St. with the boats, they have not responded. Todd drove by over the weekend – it looks the same. Other properties that have received friendly letters have not moved their boats, either. We can either go to small claims court (the one or two board members would have to be there), or go to county court. Bob Hoban said it could be between \$600 and \$5000. Any legal action would have to be filed in county court. Probably is \$400-\$700 for filing in County Court. Todd moves we pursue legal action; Jeremiah seconded. Elaine is worried that too many people will start to turn in violators and that we won't be able to afford to keep up. Jeremiah points out that the board can't go after people. If someone brought up the compliant, if we don't follow through, then we're ignoring them. Todd points out if we don't uphold the covenants someone could file a lawsuit against the HOA. Todd, Jeremiah and Trish approved going after the violator.
 - b. City of Aurora Slump Block Storage Agreement – Bob Broom will talk to the city about the License Agreement. We found the license agreement the city proposed unacceptable.

- c. Library Update – Information – Bob Broom says it will open Jan 18th, 2011. There were 6 votes at the budget session to reopen the library. There are no guarantees for 2012 for anything. Revenues for the city seem to be improving. Will look at revenues in January and see if they can open a couple of pools and another branch library. Todd said there was a meeting with Judge Spencer in October, and ordered the matter proceed through court. April 25th is the court date. We are hopeful to do mediation to settle the matter.
- d. Recreation Center Update – the current owner is in negotiation with a church. The church wants to do a zoning change on the property. Todd spoke with Marsha and Jim in city planning, and said that the general plan for the neighborhood shows a recreation center in that location, it's on the plat maps. This is a Planned Zoned Community District. Bob Broom said he would look into the matter.

7. New Business

- a. RFP policy – Motion and Approval – Elaine provided an outline of RFP. Elaine moved to accept the RFP form and content guide. Todd seconded. Jeremiah asked about recourse for non-performance. Add a number 6: If selected, the chosen candidate must abide by the MV HOA Policy for Service Contracts and Bids of Work to the Association. Need to add verbiage that explains that before an RFP is issued, it must be approved by the board as well as the board must choose the final candidate to do the work. Todd moved to accept RFP with changes. Jeremiah seconded. All in favor with above changes.
- b. Budget Requests for 2011 – Motion and Approval – Landscaping committee will bring stuff to December meeting. Todd has budget proposal for wall signs and meeting signs. Since we're holding off on the purchase of slump blocks, it is reducing our expenditures \$3300, we may want to start purchasing signs now. Todd plans to talk to Seville Townhomes about that wall, next week. Cherry Glen and French Creek aren't meeting until January. Southlight meets and Todd will try to meet with them. Signs will replace the plastic signs with metal. It will cost about \$6200 for 6 more signs. Jeremiah seconds. Elaine wants to take care of trees on Hampden. Jeremiah, Todd, Trish approved. Ironwood Earthcare said it would be \$4500 to trim the trees. The city suggested getting bids from some other companies.

Todd moves to add Meeting signs – two rough estimates – one from Fastsigns – where we can easily change the location of the meeting. Instant Sign Maker also gave a bid. Need 8 signs, 16 writers (for location) on the sign, for \$2354 for next year's budget. Jeremiah seconded. Todd, Jeremiah and Trish approved signs for next year.

- c. Holiday Lights Hay Ride Event – Information – It is on December 10th – Friday Evening because Holy Love is used on the 11th. Elaine will put an ad in the Dec. newsletter. So far only 19 have signed up. Todd will put the same ad as the Nov. newsletter.
- d. Annual Meeting Notices, Awards, Guests – Information, Motion and Approval – Dry Dock party to thank volunteers. We provided pizza. Todd moves that we have a party again, expending \$300. Elaine Seconds. All in favor. Guests for the Annual Meeting – PAR Officer, Tom Tobiasen; Bob Broom; Mr. Pearson from MV Elementary; Elaine from the Seniors Program "Active Programs" requested to speak (from the city);

8. City of Aurora Project Plan Reviews – none.

9. Announcements/End of Regular Meeting – meeting adjourned at 8:32pm.