

## Minutes

March Executive Board (Board of Directors) Meeting

Mission Viejo Homeowners' Association, Inc.

The next executive board meeting will be held at Holy Love Lutheran Church,

4210 South Chambers Road

Aurora, CO 80014

March 15, 2011

Guests: Ray Best, Diane Johnston, Denis Meadows, Kami Adams

1. Meeting called to order at 6:37pm. Board members present: Todd McMahon, Alan Engels, Troy Haller, Jeremiah Banigan, Tricia Roush, Ron Costa
2. Open Members' Forum: none
3. Approval of Minutes - Tricia moved to accept the February minutes; Troy seconded. Alan: item 6.f.2 – missed “treasurer.” Alan moved to accept minutes with change, Jeremiah seconded, all approved.
4. Review of Financial Matters
  - a. Financials: We paid our D & O insurance, signs, and our state registration. A check finally voided. Current balance is \$9452.01. We are on target for budgeted, except incoming dues, which we are \$500 behind. Jeremiah moved to accept the financials as presented, Todd seconded. All approved.
  - b. Tax Preparation and Audit – Information – Alan – Todd and Alan are setting up a meeting with our accountant at the end of this month to give all our financial information for taxes and audit. He thinks it will cost \$400. Then a month later will meet again to put it in the mail. Looking for more information on becoming a pure non-profit. Jeremiah will also attend the meeting.
5. Committee Reports (Welcome, 4<sup>th</sup> of July, Recreation Center, others)
  - a. Welcome Committee – four new residents from Cheri, Todd has one rental. Need to go to more business for more flyers.
  - b. 4<sup>th</sup> of July – will be on July 3, 2011 at the Mission Viejo park – the permit has been pulled. (A permit was already pulled for the 4<sup>th</sup>.) Food has been donated. Troy will start making calls to local businesses for sponsorship. Starting to look for a band of some form. The sound system is in place. Ron will be taking over soon. Need to contact the manager at the local Noodles & Co. Carol Tobiason is checking into the fire department and possible fly over. Boy Scouts and Girl Scouts want to be involved. Need to post any 4<sup>th</sup> of July committee meeting notices on the web site.
  - c. Recreation Center – will have its first meeting on March 29, 2011 at 7:30. The Korean church is still very, very interested in the Recreation Center, tearing out the inside pool. Want to keep the outdoor pool. Asking the community to run the pool. Purpose of the committee is to examine all the proposals and solicit other folks to see if they might purchase/lease the site.
  - d. Landscape Committee – nothing has happened yet.
6. Unfinished Business
  - a. Library Settlement Disclosure and City Meeting, Future Library GID Planning – Information/ Motion and Approval – will have the first meeting to address the issue on March 29, 2011 at 6:30. Will need as many volunteers as we can to get this going. Our settlement was accepted by Aurora City Council on Feb. 28, 2011. The agreement is on our website. Our mediator basically said that while a judge would rule the city was in breach of contract, we would probably not get any award for damages, and the Library would remain closed. All the meeting notes and applicable documents will be available to volunteers on the Mission Viejo HOA website. The GID has to be written to withstand TABOR, can be only one issue, there has to be a petition signed by 200 people in the proposed district (must be registered voters). Petitioners have to be registered voters. Mr. Hymen (city attorney) is available to help. A public hearing has to be held at city hall. Need to have writings for the blue book. The city may or may not take a position. Petitions need to be completed by the end of May. Suggested the HOA form a PAC (which Mr. Hoban said he would facilitate). Notices must be sent to every person who will be affected (the city pays for that). Some folks can try to be excluded from the tax. Consider Heather Gardens and Councilman Bob Roth. Discussed GID language – suggested use an actual number (\$680,000 was the last year it was open). City won't use their “risk” fund. There is Arapaho County Library impact with this. Mr. Hoban will assist us in drafting the GID language and petitions. The assignment with the MOU was discussed briefly.

Jeremiah moved to have liaison committee for the GID. Troy seconded. All in favor (minus Ron, who left mid-discussion).

- b. Slump Block Purchase and Agreement with Seville Townhomes Update – Information – Seville has signed the agreement. Just yesterday Todd talked to Lisa Sprigs, Manager of Seville, and the garage is cleaned out. Playing phone tag with Dave Raemer to try to get a lead on a fork lift (cannot be taller than 7 ft. tall). As soon as we figure that out, we will order the block.
- c. HOA Pro-Disposal Trash Program Rate Change – Information – we heard about this last minute. Rate will go up \$1 a month in April; there are no other hidden fuel charges, though. Board approved this increase via e-mail on March 3, 2011. Todd sent correspondence to Pro Disposal to let them know.
- d. HOA Registration/HOA Events for 2011 – Information/Motion and Approval – we registered with the state voluntarily, as good customer service. Cost us \$8.95. We could only list the covenants for one filing, but the state has said they will fix the problem, so once they have, we will update the information. Other events: garage sale June 10-11, 2011 (ad on craigslist, etc); winter hayride: December 9-10, 2011; Music in the Park: Aurora Symphony Orchestra: August 20, 2011. Todd moved that we coordinate these events, Trish seconded, all in favor (minus Ron). Alan moved to add a spring and fall clean-up. Hold something in May (not mother's day). Jeremiah seconded. All in favor (minus Ron).
- e. New Barcelona Entrance Signs/Meeting Signs – Information – they have been made. They are being stored at Dave Raemer's house. We do have permission from other owners and the city to modify the signs on the walls. Todd wants to do the first set of walls April 8, 2011. Try to get the next set the end of April. Got 6 meeting signs for \$1000 + tax from Instant Sign Maker Pro in Englewood and delivered it to us no charge.
- f. Covenant Issues Updates/Future Actions – Motion and Approval
  1. 4183 Naples Way – we sent them a letter, and asked them to show us a list and approximately how long. Haven't heard back.
  2. 4123 Naples Way – has 3 boats; held things over from last meeting; yesterday received a call that someone is afraid for their life from this guy. Todd moves to let this lie, as we don't think it is worth the risk to the neighbors or the board. Jeremiah seconded. Alan wants to keep this an open issue. We should at least be looking for getting the money we spent on the letters so we should ask for a lien on his property. Amended the motion to keep this an open issue. All in favor
  3. 3902 Joplin Way – both letters from the attorney's office went out March 6, 2011. They have 30 days to respond.
  4. New complaint (anonymous) – huge stack of wood at 3858 S. Olathe Circle. Alan and Todd verified. It's not only on the side of the house, in front of the garage, halfway down the garage. It falls under city ordinance. Todd moved that he call Access Aurora. Jeremiah seconded, all approved.

## 7. New Business

- a. Amendments to the Colorado Nonprofit Corporation Act (House Bill 11-1110) – Information - House Bill 1110 Passed – affects our Association; there is a meeting rules law that applies to us. We have to have agenda posted at the website 24 hours in advance and e-mail it to anyone who asks.
- b. Book Giveaway at the MV Library – Information – was a great event. The Aurora Chamber of Commerce Leadership program sponsored it. They want to help make sure this library stays open.
- c. Right-of-Way Weed Control Proposal – Motion and Approval – Elaine left a proposal from Ironwood Earthcare to do weed control on our right-of-way areas. The proposal didn't specify what areas. Alan called and asked them to resubmit the bid with details of areas and what type of spray (commercial level, post signs, etc). They called back, but we haven't received a proposal back. In conversation they said they would spray at 4:00am and takes about 2 hours to absorb, and then they don't have to close the roads. Quincy, Chambers, Hampden, inner-circle are the areas to be addressed. We need to have it done by April. Alan moves that if Ironwood Earthcare submits the proposal with the corrections that we allow them to go ahead and do it. We need a copy of permits and license stuff. Todd seconds. How will they protect the healthy plants (trees, bushes)? All in favor.
- d. GID language and boundary planning – Motion and Approval – do we want to make a position now? Tricia moves to have the GID as a set rate of \$750,000. Todd seconded. All in favor. Boundaries: Jeremiah moved to use the proposed boundary. Todd seconded. All in favor.

8. City of Aurora Project Plan Reviews – none.

9. Announcements/End of Regular Meeting – Troy moved to adjourn, Jeremiah seconded; all in favor.