

MISSION VIEJO HOMEOWNERS ASSOCIATION
MEETING MINUTES
MARCH 2, 2026

Meeting called to order 6:32 PM with quorum.

Board Members Present: Alan Engels, Pat Kraft, Farzan Beroz, and Jessica Argo

Nine resident families attended the meeting

- Board members introductions
- Board member discussion: Board positions and vote:
 - o President – Alan Engels
 - o Vice President – Farzan Beroz
 - o Treasurer – Pat Kraft
 - o Secretary – Bob Bandstra
 - o Jessica Argo, acting president, resigned effective 3/2/2026.
- Announcements
 - o There are three vacant seats on the board if anyone would like to serve a one-year term.
 - o Dumpster Days for 2026 will be on May 2 and October 3. The May 2 date is 98% confirmed. We will verify within the next 10 days with all necessary approvals and permits.
- Meeting Frequency
 - o The library is not available for the 1st Monday of the month during September and November 2026.
 - Labor Day falls on Sept 7, and the library will be closed.
 - Election Day falls on Nov 2, and the library is a polling place.
 - o The board discussed and approved that there would not be meeting in September and November, 2026. Additionally, the board elected not to hold a meeting on June 1, 2026, as the Community Garage Sale will take place the weekend prior.
- Virtual Meeting Options
 - o A brief discussion on the possibility of having some meetings virtually. Farzan will look into virtual options, and any associated costs with these options. He will present his findings at the April, 2026 meeting.
- Moving to Smaller Storage Unit (cost savings)
 - o On February 4, 2026, we were notified the storage contract was expired. The current cost for the 10' X 10' unit was \$350 per month. Board members, via text and email, unanimously agreed to move to an 8' x 10' storage unit at \$90 per month. A savings of \$3,120 annually. The move was executed within 24 hours. Thanks to Alan, Pat, and Farzan for volunteering on short notice.

- o Half of the items in the storage unit are holiday lighting and decorations, which have not been utilized at the Chambers and Hampden and Chambers and Quincy corners for the past two years due to electrical issues. Holiday lighting and decorations will be disposed of if the electrical issues and volunteer assistance cannot be addressed successfully, allowing the HOA to move to smaller unit for an additional cost savings.

- Volunteer Coordination Lists
 - o Bonnie Engels volunteered to manage a list of all Volunteer groups and members

- Contract with Waste Connections (WC)
 - o The current contract with WC expires this month.
 - o Alan and Pat met with WC last week to discuss new terms to the contract and resident pricing.
 - According to WC we have fallen below the 800 residents agreed upon in the expired contract from which the HOA would receive \$2.00, per month per household being serviced by WC. WC agreed to lower the threshold to 725 households through November 30, 2026 to allow time to increase the number back up over 800.
 - During the February 2026, meeting there were a few households identified as not on the WC roster. The HOA will set up a separate email for residents to email, so that, we can confirm all households are being accounted for within the program.
 - Under the new contract several elements will change.
 - Price will be \$17.00 per month for trash and recycling (\$204 Annually).
 - Waste Connections will provide 96 Gallon Trash and Recycling Carts at no cost, with a \$45.00 Cart replacement charge, if needed. Cart replacement costs do not apply to replacement for normal wear and tear.
 - Flat Rate with no administrative or fuel costs.
 - Christmas trees can be removed up to three weeks after the holiday without additional costs, but the trees must be cut and bundled into four foot sections.
 - Extra containers can be picked up at an additional cost of \$5.00 per month.
 - All trash must be in carts in order to be picked up because their new fleet of vehicles will grab the carts and lift them over the top of the truck to be emptied. WC's new fleet of vehicles lift and empty carts autonomously, so, all trash must be in carts.
 - Discussions continue to determine if there will be an extra charge during the fall months for disposal of yard waste.
 - o Once the contract is signed, residents need to call WC and indicate they are part of Mission Viejo HOA community and would like to receive the agreed upon discount. Residents must call in order to receive the new pricing. Change in pricing will only

- happen if you call them. They do not have a way to change pricing for all Mission Viejo HOA residents, currently.
- o HOA is looking for volunteers to review resident self-reporting to the HOA to ensure maximum receipt of funding from the program.
 - o This program highlights one of the many benefits residents receive in having an HOA working with vendors to obtain residents the best available pricing.
 - o The board voted unanimously to move forward with the contract after a few minor questions have been answered. We hope to have the contract signed by the end of the week.
- Tax Preparations
 - o Thanks to Pat for making sure the financials are up to date. The board went without a Treasurer from March 2025 through January 2026. As a result, the HOA recorded income during last year as \$10k with more than \$15k in recorded costs.
 - o As a result, of her efforts, Pat was also able to prepare the HOA's 2025 Tax Return which will be submitted within the next few weeks.
 - o As part of updating the financials, we did come across a few irregularities that we will discuss with Bryon Taylor, prior HOA President.
 - Approval of February 2026 Meeting Minutes
 - o Board voted unanimously to accept the minutes as presented.
 - Open Items (to be completed this month)
 - o Update Bank Access / Debit Cards
 - o Update Mailbox Access
 - o Change Admin Access on Facebook, NextDoor, and the HOA Webpage
 - o Configure and provide access to email accounts for Board members
 - Questions/Comments:
 - o The configuration of the room made it difficult to hear in some parts of the room. We will try several configurations in the coming months to determine the best outcome.
 - o Bryon Taylor indicated that he is willing to continue hosting the HOA Webpage at no cost, but that the old page is still available under storefront. We will ask residents for their thoughts on the pro/cons and have a discussion at next month's meeting.
 - o Pat brought up an idea of having "Taste of Mission Viejo" event in the park. We would ask local businesses (within a few miles of the community) to set up in the park for the event. The event would be along the same lines of Taste of Colorado. Pat will determine if there is resident and business interest, and see if we can get volunteers to help coordinate the event. Check with the City about permits, etc.

Meeting adjourned at 7:48 PM

Next scheduled meeting is Monday, April 6, 2026, beginning at 6:30 PM, at Mission Viejo Library.