

MISSION VIEJO HOMEOWNERS ASSOCIATION
MEETING MINUTES
April 6, 2026

Meeting called to order 6:32 PM with quorum.

Board Members Present: Alan Engels, Pat Kraft, Farzan Beroz, and Bob Bandstra

Five residents attended the meeting.

Item 1. The meeting minutes from the HOA meeting held April 2, 2026, were approved.

Item 2. Status of Tax Filing – Forms signed by the HOA President today. State and Federal taxes will be sent this week.

Item 3. Treasurer's Report -We have a balance of \$23,435 currently. We are expecting a check from Waste Connection for the first quarter.

Item 4. Ironwood Earth Care Weed Spraying Proposal – This is a proposal for weed control around the outside of Mission Viejo that is not commercial property. The company will spray every month at a price of \$272 per monthly application. We proposed an application in April, May, July and August of 2026. The total not to exceed cost will be \$4,680 for this period. We approved this motion.

Item 5. Gift Cards for Newsletter Volunteers – There are currently 33 volunteers that deliver the newsletters. We would also like to seek additional volunteers in case someone is sick. Alan proposed that we provide \$10 gift cards from King Soopers for the volunteers from 2025. The not to exceed cost is \$350. The board approved this motion.

Item 6. Status of Dumpster Day & Preparations (June 6, 2026) – We will have another announcement in the May newsletter. The Waste Connections advertisement has a QR code to help people with payments. We discussed putting up the advertisement signs and will finalize the details next month.

Item 7. Status of Waste Connections (WC) Contract – Alan has been negotiating with WC and reached agreement for a cost of \$415 for three trucks for Dumpster Day in June. We have several other details that have been updated to make the cost much more reasonable for our residents. Alan signed the contract and the cost details are in place.

Item 8. Discussion / Vote proposals for IT issues (webpage hosting/ security, email account costs/security) – Farzan outlined a proposal to migrate to a static webpage hosted on Netlify and emails via Zoho mail. The new website would be free to us. The cost of email addresses for each board member will be \$1/month per board member and the emails will be preserved and transferrable if roles change. This cost will not exceed \$100/year. We approved this motion.

We discussed conducting meetings online. We will need a laptop to host the meetings if we expect a lot of people to join the online meeting. We could also pay for a Zoom license each year. We tabled the motion for the near term so we could conduct a community survey to see if people are interested in watching our meetings on a live stream.

Item 9. Update on Bank Access / Debit Cards – Pat and Alan ended the access of the previous board members. We also discussed the PO box for the HOA. The board members have access.

Item 10. HOA and Waste Connections Audit of Service Customers – Alan included a report in the April Newsletter about a WC audit because it appears that some residents are not included in the Mission Viejo list.

Item 11. Begin preparations for Community Garage Sale (Signs, etc.) (May 29 – 31, 2026) – We will put out the signs for the garage sale the week before.

Item 12. A community member asked that the HOA website be updated. We are still working on the preliminary steps before we do content updates.

Item 13. Meeting adjourned at 7:58 PM.

Item 14. Next scheduled meeting is Monday, May 4, 2026, beginning at 6:30 PM, at Mission Viejo Library. We are not having a meeting in June.