

MINUTES

MNW HOA Board of Directors Meeting Minutes

Tuesday, November 1, 2016

PRESENT

Greg Schindler, President	Connie Shinaver, Area 1 Director
Stan Thurber, First Vice President – Contracts	Gerome D’Anna, Area 3 Director
Karen Blackwell, Second Vice President – Security	Kelley Minor, Area 4 Director
Judy Gordon, Third Vice President – Deed and ACC (arrived 7:05 p.m.)	Ryan Aduddell, Area 6 Director
Michelle Eubank, Secretary (arrived 7:03 p.m.)	Sandy Remson, Area 7 Director
Jamie DeLoatche, Treasurer	Margie Naranjo, SCS Management Services
	Cathy Jensen, SCS Management Services

ABSENT

Tim McWilliams, Area 2 Director
Bryan Thomas, Area 5 Director

General Meeting Audience: approximately 13 people

Executive Session (7 – 7:38 p.m.)

Call to Order:

Mr. Schindler called the Executive Session to order at 7 p.m.

Deed Restrictions: The Board reviewed and discussed the Board Referral List. The Board approved each Area Director’s recommendations for the next step in the deed restriction process.

The Board reviewed the Legal Status Report. Mr. Aduddell **motioned** to approve the Attorney’s recommendation to file 12 lawsuits and three final demands for collections. After discussion ensued, Mr. Thurber **seconded** the motion. The motion passed unanimously.

The Executive Session was adjourned at 7:38 p.m.

General Meeting (7:39 – 8:44 p.m.)

Call to Order:

Mr. Schindler confirmed that a quorum was present and called the General Meeting of the MNW HOA Board of Directors to order at 7:39 p.m.

Mr. Schindler summarized the Executive Session as noted above.

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Officer J. Romine presented the Sheriff's Report to the Board. He specifically discussed the Traffic Study conducted on Champion Forest Drive at Holly Leaf Drive, within the subdivision, from Wednesday, October 5 – Thursday, October 10, 2016. The posted speed limit is 30 mph. Officer Romine reported that 50% of the vehicles monitored drove 34 mph or under. The average speed limit was 34 mph. Seventy-four percent (or 3894 vehicles) of the 5257 vehicles that were monitored, drove over the speed limit. The highest speed observed was 76 mph and the second highest was 54 mph. With these findings, the Sheriff will have his deputies focus on spending more time monitoring the neighborhood's stop signs and speed limits.

Mr. Schindler informed the homeowners present that Mr. Ryan Pyle resigned his position as Third Vice President – Deed Restrictions and ACC, and the Board has appointed Judy Gordon, Third Vice President-Elect to fill the position, effective November 1, 2016.

Consent Agenda:

As there were no objections to the Consent Agenda, it passed unanimously. Items on the Consent Agenda included:

- October 2016 Meeting Minutes
- Community Center Management Committee Minutes
- Safety and Security Committee Minutes

Committee Reports:

Community Center Management Committee: Mr. Thomas was not in attendance. Therefore, no report was presented.

Common Area Management Committee: Mrs. Minor informed the Board that the neighborhood holiday decorations should be in place sometime on or after November 1.

Deed Restrictions Committee: Mrs. Gordon, being newly appointed to the Board and still becoming familiar with the position, had no report to present.

Health and Fitness Committee: Mr. McWilliams was not in attendance. Therefore, no report was presented.

Media and Website Committee: Mr. Deloatche informed the Board that the Committee had no new business to report.

Safety and Security Committee: Mrs. Blackwell gave a report of specific neighborhood statistics that had occurred during the previous month.

Social and Educational Committee: No report was given.

Tennis Committee: No report was given.

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Homeowner Forum:

Mr. Schindler opened the floor to those homeowners wishing to address the Board. The homeowners in attendance expressed the following concerns:

1. A homeowner requested an update to the findings regarding the alleged forced-trimming of trees and bushes on her property by landscapers. The homeowner's Area Director informed her that he will set up a time to meet with her. He will visit the property to review her concerns.
2. A resident requested that the Board look into converting the tennis courts to allow for the dual purpose of playing Tennis and Pickle Ball on the same court. The Board will request a proposal from the Tennis Committee.
3. Several homeowners expressed frustration that their phone calls to the management company were not returned regarding the clearing of a deed restriction violation. The management company explained that in certain instances, calls will not be returned when all that is required is a deed restriction violation to be cleared.
4. A homeowner thanked Sandy Remson, Area 7 Director, for her efficient response to her email.

Treasurer's Report: Mr. DeLoatche reported that as of October 31, 2016, the Association was 96% collected on its 2016 assessments. Total budgeted income was 108% collected and it is at 70% of total budgeted expenses.

Management Report (October 2016):

Mrs. Naranjo reported the following:

- ***Deed restrictions:*** There is a total of 414 open violations cited since the inspection date of Wednesday, October 12, 2016. A total of 17 violations are on the Board Referral List and 260 violations were cleared. A total of 209 letters were mailed since the prior inspection on September 14, 2016.

Unfinished Business: None

New Business:

2017 Preliminary Budget Review: Mr. DeLoatche informed the Board that he met with Mrs. Naranjo, SCS Management, last week. They are in the process of working on the Budget and will present it at the December meeting.

2017 Assessment Rate Approval: Mr. DeLoatche recommended that the Board consider increasing the 2017 assessment by \$10, to \$480. Mrs. Gordon **motioned** to increase the annual assessment by \$10. The motion was **seconded** by Mr. DeLoatche. It was noted that in the past decade, MNW HOA dues had only been raised minimally, if at all, during some years. Much discussion ensued regarding the need to finance several significant and necessary community projects in the very near future, including the aging swimming pool built in the 1970s, maintenance of the Community Center building, and two of the MNW Tennis Courts (courts numbers one and two) that are currently unplayable due to crumbling surfaces.

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The motion to raise dues by \$10 was **amended** by Mr. Aduddell to increase the assessments by 10%, to \$517. After discussion ensued, the motion passed with eight in favor and two opposed.

Grandfathered Members:

Mr. Gerome D'Anna **motioned** to increase the grandfathered members' dues by 10% also. The motion was **seconded** by Mr. DeLoatche. The motion passed with eight Board members in favor and two opposed.

Adjournment:

Mr. Schindler adjourned the meeting at 8:54 p.m.

- MEETING MINUTES END -