

MINUTES

MNW HOA Board of Directors Meeting Minutes

Tuesday, September 6, 2016

PRESENT

Greg Schindler, President	Kelley Minor, Area 4 Director
Stan Thurber, First Vice President - Contracts	Bryan Thomas, Area 5 Director
Karen Blackwell, Second Vice President - Security	Ryan Aduddell, Area 6 Director
Michelle Eubank, Secretary	Sandy Remson, Area 7 Director
Jamie DeLoatche, Treasurer	Margie Naranjo, SCS Management Services
Tim McWilliams, Area 2 Director	Sarah Wydrinski, SCS Management Services
Gerome D'Anna, Area 3 Director	

General Meeting Audience: approximately 11 people

ABSENT

Ryan Pyle, Third Vice President – Deed and ACC
Connie Shinaver, Area 1 Director

Executive Session (6:58 – 7:37 p.m.)

Call to Order:

Mr. Schindler called the Executive Session to order at 6:58 p.m.

Deed Restrictions: The Board reviewed and discussed the Board Referral List. The Board approved 32 accounts to receive Notice of Non-Compliance Letters, several accounts to receive second letters, several accounts to be placed on hold and eight accounts to be turned over to the attorney's office.

The Board reviewed the Legal Status Report. Mr. Thurber motioned to approve the Board's recommendations.

The Executive Session was adjourned at 7:37 p.m.

Membership Meeting (7:39 – 7:46 p.m.)

Call to Order:

Mr. Schindler called the Membership Meeting to order at 7:39 p.m.

2016 Nominating Committee Report: Mr. Aduddell, Nominating Committee Chairman, opened the floor for additional nominations for the Board of Directors positions that are up for election, which includes Third Vice President, Treasurer, Secretary, Area 1 Director, Area 3 Director, Area 5 Director and Area 7 Director. There being no additional nominations offered from the floor, Mr. Aduddell presented the Nominating Committee's recommendations of candidates for the following positions:

- Third Vice President – Judy Gordon, James Tran, Hana Taha
- Treasurer – Jamie DeLoatche, Troy Spencer

MINUTES

- Secretary – Michelle Eubank
- Area 1 Director – Alan Blankenship
- Area 3 Director – Gerome D’Anna
- Area 5 Director – Bryan Thomas
- Area 7 Director – Vincent D’Anna

Mr. Schindler explained to the homeowners in attendance that a sample ballot would be posted on the website. Actual ballots will be mailed to all MNW homeowners.

The Membership Meeting was adjourned at 7:46 p.m.

General Meeting (7:47 – 8:23 p.m.)

Call to Order:

Mr. Schindler confirmed that a quorum was present and called the General Meeting of the MNW HOA Board to order at 7:47 p.m.

Mr. Schindler summarized the Executive Session as noted above.

Consent Agenda:

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

- Community Center Management Committee Minutes
- Common Area Management Committee Minutes
- Safety and Security Committee Minutes

Committee Reports:

Community Center Management Committee: Mr. Thomas informed the Board that the tennis water cooler has been repaired. The Committee is currently working on fixing the ice machine at the tennis courts. He also reported that the Committee has been working on obtaining bids for window shades at the fitness center and bids for resurfacing the playground. He informed the Board and homeowners that there would be a food truck event, Food Truck Friday, at the Community Center on Friday evening, September 9.

Common Area Management Committee: Mrs. Minor informed the Board that the Committee has been working on obtaining bids for neighborhood Christmas decorations and irrigation repairs. She also thanked the Ladybug Garden Club for installing flags around the neighborhood for the Labor Day holiday.

Deed Restrictions Committee: Mr. Pyle was not in attendance. Therefore, no report was presented.

Health and Fitness Committee: Mr. McWilliams informed the Board that the Committee had no new business to report.

MINUTES

Media and Website Committee: Mr. DeLoatche reported that the Committee has been working with Champion Printing to turn the current black-and-white monthly HOA newsletter into a glossy, color magazine, beginning with the December 2016 issue.

Safety and Security Committee: Mrs. Blackwell gave a report of specific neighborhood statistics that had occurred during the month. There were fewer incidents during the month of August than during the month of July. She expressed how important it was for the residents to report any suspicious activity to dispatch as soon as possible. She informed the Board that a Committee member in Area 7 had resigned but was quickly replaced by a new member, Ron Jenson. Additionally, Jennifer Bartlow, Area 6 homeowner, recently joined the Committee. Mrs. Blackwell announced that National Night Out is scheduled for Tuesday, October 4 and will be held in the Community Center parking lot from 6 – 9 p.m. The theme is Community Awareness.

Social and Educational Committee: No report was given.

Tennis Committee: Mrs. Remson informed the Board that the Committee had no new business to report.

Homeowners Addressing the Board:

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

1. A homeowner discussed the upcoming Trade Show on Thursday and invited all homeowners and the Board of Directors to attend.
2. Homeowners are concerned that there is not enough enforcement of neighborhood speed limits. Additionally, many drivers are not stopping completely at stop signs, with some drivers failing to stop at all. A petition to get the county to install traffic lights on Champion Forest Drive was discussed. Homeowners also discussed that installing traffic lights could result in the removal of a majority of the stop signs on Champion Forest Drive. Ms. Blackwell said she will discuss these issues with the Safety and Security Committee at its next meeting.

Treasurer's Report: Mr. DeLoatche reported that as of August 31, 2016, the Association was 96% collected on its 2016 assessments. Total budgeted income was 106% collected and it is at 56% of total budgeted expenses.

Management Report for August 2016:

Mrs. Naranjo reported the following:

- **Deed restrictions:** A total of 703 violations were cited and 378 letters were mailed during the month of August. A total of 33 violations are on the Board Referral List and 349 violations were cleared from July.
- **Collections:** There are currently 15 residents on payment plans.

Unfinished Business: None

MINUTES

New Business:

Election Committee: Mr. Schindler informed the homeowners in attendance that the Election Committee will consist of three Board members, who are not currently running for re-election, and three homeowners, who are not members of the Board of Directors and not on the election ballot.

Adjournment:

Mr. Schindler adjourned the meeting at 8:23 p.m.

- MEETING MINUTES END -