

**Mission Hills Condo. Assoc.
Board of Directors
Meeting Minutes
April 17, 2019**

CALL TO ORDER:

Vicki – This is the April Board Business Meeting.

Jean Lanier has resigned from the Board for medical reasons. Vicki took attendance.

ATTENDANCE:

Vicki Buchheit – President
Joe Booth - Treasurer
Art House – Member at Large

Jim Mateka – Ameri-Tech
Karen Browder – Ameri-Tech
John Prokopovich - Maintenance Supervisor

Appoint Interim Secretary: Motion was made to appoint Kay Hunt as the interim secretary to the Board by Joe; 2nd by Art; none opposed; motion passed.

Website – Josh was present and went over the website in detail. After a lengthy discussion the Board had changes they wanted done to the website. Josh made notes and will make the changes that the Board has requested.

APPROVAL OF MINUTES FROM March 20th MEETING:

Motion to accept the March 20th meeting minutes made by Art; 2nd by Kay; none opposed; motion passed.

MAINTENANCE REPORT –

Laundry: The North and South Laundry, John presented two proposals for new dryers. We need one stack for sure for the North Laundry.

A Motion was made to buy two stacks of dryers by Joe; 2nd by Art; none opposed; motion passed. It was agreed that they will be Maytag dryers.

Speed Bumps: The Board was presented with a proposal from Stripe-a-Lot. After a lengthy discussion. **A motion was made by Art to move ahead with two of the rubber 2” speed bumps; 2nd by Joe; Kay was not opposed; Vicki abstained; motion passed.**

Roofs: John said that the prices are going up. He did get the pricing down to

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around \$54,000 from \$60,000. He discussed the HVAC pricing. The Building 4 roof will start next week.

He informed the Board that an Engineering study is required for the roof curbs which is adding \$1,000 to the pricing.

Maintenance is Fertilizing and weed and feeding the grass; cutting palms, will do May grass planting, and the carports are to start Monday.

Finance Report: For the month we are over budget and year to date we are over budget.

Review of Delinquencies – The delinquencies were discussed line by line. The Board moved to lien one unit and foreclose on six units.

Old Business –

Follow up on Motorcycle ownership – Jim said that letters were posted on the motorcycles, there is one motorcycle with a security device on the cover. **A motion was made by Joe to install one sign reading “Motorcycles Only”; 2nd by Art; none opposed; motion passed.**

Compliance (Gazebos, wood deck, rear door) - Jim re-visited the owners and after doing so, this item will be sent to the attorneys for further action.

Jim Mateka requested direction for monthly property inspections.

Patio Extensions – Art suggested that a schematic be placed on the **reverse** side of the Patio requisition form. **Joe made a motion to allow the patio size to be up to 10’ and with pavers a maximum of 18”;** 2nd by Art; Kay was not opposed; Vicki abstained; motion passed.

Additional Principal payment on loan – **Motion made by Vicki to make an extra \$2,000 payment on principal each month;** 2nd by Joe; none opposed; motion passed.

New Business -

Implement 18% interest on past due accounts – Karen explained that this is accomplished when a past due goes to the attorney. **Motion made by Joe not to implement 18% interest;** 2nd by Kay; none opposed; motion passed.

Fidelity Bond Increase – The state has increased the Fidelity Bond requirements up to \$625,000 which is an increase of \$41.00. **Motion made by**

Vicki to approve the increase of the Fidelity Bond; 2nd by Art; none opposed; motion passed.

Vicki said she received a letter from a longtime resident regarding a neighbor with an unregistered person and animal. Jim to send letter to the homeowner giving him 15 days to correct the issue.

Vicki said there is another issue where the resident was sitting outside her unit with her dog unleashed. Another resident walking along the sidewalk was attacked by the dog and drew blood. Jim will send a letter to the owner and Animal Control will be called.

Vicki said that it has come to our attention that one of the front doors has windows in it. Jim will send a letter to the resident for correction.

Motion to Adjourn was made by Joe, 2nd by Kay, none opposed; Motion passed.