

**Mission Hills Condo. Assoc.
Board of Directors
Meeting Minutes - May 15, 2019**

CALL TO ORDER:

Vicki – This is the May Board Business Meeting.

ATTENDANCE:

Vicki Buchheit – President

Joe Booth - Treasurer

Art House – Member at Large

Mike Vorel – Vice President (is out of the country at this time)

Jim Mateka – Ameri-Tech

Karen Browder – Ameri-Tech

John Prokopovich - Maintenance Supervisor

APPROVAL OF MINUTES FROM April 17th MEETING: Motion to accept the April 17th meeting minutes made by Joe; 2nd by Vicki; none opposed; motion passed.

MAINTENANCE REPORT –

Well Pump – A new well pump was installed in Phase 1 to replace the 17 year old pump.

Plumbing - John said he is accepting a bid from Able Plumbing, so that we do not have to rely on just one company.

Phase 6 – Allen's Plumbing came out twice to do repairs in Phase 6 at no cost to us.

Dryers – The dryers for the north laundry have been ordered.

Miscellaneous – Grass has all been planted, sidewalks have been repaired and asphalt has been repaired.

HVAC – A new HVAC company came in to put the air conditioners back up on Bldg. 4 after John had some challenges with the company that took them down.

Buildings - The roof on Bldg. 4 will be done this week. Sweeping preparation is being done on Bldg. 11. Eight carports will be done by next week.

Maintenance – John will be prioritizing the work that needs to be done. The first priority will be getting the leaves off the roofs and keeping up with the grounds.

Page 2

Rainfall - John said we have challenges, 6-8 lanai's had water leaks with the last rainfall. One of our resident's son is a civil engineer and will be visiting next week to look at the problem and advise us on a solution. Also, water leaks on the PVC roofs. Dura Last will be out tomorrow for the roof repairs. Most of the drainage problems we are experiencing are with the scuppers.

Storm Drains – John said that the storm drains are backing up when it rains, they are not big enough to accommodate the heavy rainfall. However, the water recedes as soon as the rain stops.

Art said the speed bumps that have been installed are helping with the speeding.

Finance Report: For the month we are over budget and year to date we are over budget. Year to date is a little down from last month.

Review of Delinquencies – The delinquencies were discussed line by line. Joe made a motion to reject a payoff offer for 54D; 2nd by Art, none opposed; motion passed. Non-payment procedures in place for 5E, 32D, 21F, 4C, 66B, and 85D.

Old Business –

Letter – Unleashed dog on Feather – Joe went to Animal Services and said that they will send a letter to the owner and Ameri-Tech will be sending one as well.

Letter – Roommate & Dog on MHB – Ameri-Tech will send letter.

Compliance Committee – Vicki was unable to talk to Kay to check on the progress. Vicki said she only knew of one person who has volunteered and that he is not an owner. The Board continued with a discussion about the committee.

Patio – The status of the wood patio, gazebo and back door was discussed.

Color Group – The enhancement team now has a representative from all ten phases. Putting the painting on hold was discussed until a time when a financial commitment can be formed.

New Business –

Review updated Patio Request Form – Next meeting.

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