

# **Mission Hills Condominium Association**

## **Board of Directors Meeting Minutes**

A meeting was held on Thursday, February 17, 2021, at the MHCA Clubhouse and on Zoom.

### **I. Meeting Called to Order**

- A. The meeting was called to order at 6:00 PM by Eudora Partridge, President, who also acted as chair for the meeting.

### **II. Roll Call**

- A. Debbie Higgins, Secretary, took roll call. Present were:
1. Eudora Partridge, President
  2. Kay Hunt, Vice President
  3. Regina Hickey, Treasurer
  4. Debbie Higgins, Secretary
  5. Art House, Member at Large (absent)
- B. A quorum was established.
- C. Also present were:
1. John Prokopovich, Maintenance Supervisor
  2. Helen Strupczewski, Documents Committee
  3. James Mateka, Ameri-Tech Property Manager
- D. There were 26 people in attendance and no one on the Zoom call.

### **III. Meeting Minutes**

- A. Debbie moved to waive the reading of the minutes from the BOD Meeting held January 19, 2021, and accept them as written, and the motion was seconded by Regina; a vote was taken, and the motion passed unanimously.

### **IV. Treasurer's Report**

- A. Regina reported the following as of January 31, 2022:
1. Income: \$210,927
  2. Expenses: \$241,228
  3. Over by: \$ 30,301

### **V. Maintenance Report**

- A. Report by John Prokopovich, Maintenance Supervisor:
1. John said we saved over \$4,000 in gas expenses in January
  2. Three of the fives roofs that remain to be replaced have signed contracts.
  3. We are waiting on insulation right now, so it may not be until summer or early fall before they are started.
  4. Leaf pickup will start soon.
  5. Our Clubhouse shingle roof warranty policy was for 20 years "no dollar limit" plus labor; that has been extended to 25 years at no cost to us.

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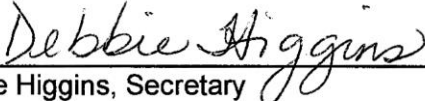
6. The Bingo machine is on borrowed time, due to its age and lack of parts availability.
7. Awaiting a part to repair the HVAC in the office area; we hope it will arrive by March.
8. We were able to obtain Hardy Board and will soon begin carport repairs and wood repairs on homes.
9. We are looking into a new digital irrigation system coming out in the market that uses 50% less water and 80% less sprinkler heads; one head covers 2,000 sq. ft.
10. John presented the idea of a putting green for our community at a cost of \$19,204; it would replace part of the shuffle board courts.
11. There are 40 people interested in reviving the proposal for lighting for night swimming; the cost would be \$19,302; this would also contribute to more safety around the pool area.
12. Safety measures need to be taken; John is recommending a fence near Johnny's Restaurant, and he has looked into armed and unarmed security.

## VI. Committee Reports

- A. Documents Committee – Helen Strupczewski
  1. Meeting on Friday, February 18<sup>th</sup> at 11 AM; we will discuss a new amendment proposal.
  2. Booster Club by-laws are out of date and will be reviewed for update.
  3. Will be meeting once a month until the amendment is ready for review by the Board.
  4. Helen encouraged everyone to get their proxies and ballots in prior to the meeting on March 1<sup>st</sup>.
- B. Compliance Committee – Jim Mateka
  1. Jim explained further that getting the ballots and proxies in on time, a quorum can be assured.
  2. The “Air BnB” issue has been addressed and is being monitored; a violation letter has been sent.
  3. Due to the diligence of the community in reporting compliance issues, people are doing better at following the rules.

## VII. Adjourn Meeting

- A. Debbie made a motion to adjourn the meeting, and it was seconded by Eudora; a vote was taken and the motion passed unanimously.
- B. There being no further business to discuss, the meeting was adjourned at 6:26 PM.

  
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Debbie Higgins, Secretary