

Mulberry Ridge 4-22-2017 Annual Property Owners Association Minutes

At 10:00am Bradley Coleman, President, called the meeting to order with twenty-five in attendance. Those in attendance included: Adam Mulligan, Krystle Robinson, Rachael Thomas, Kim Thomas, Karen Smith, Bryan Smith, Krista Gore, E. Cox, David McGrath, Kimberly McGrath, LaVene Kline, Mike Bremer, Jeff Mann, Tawnya Massey, Darren Hogan, Phillip Short, Karen Short, Bradley Coleman, L. Coleman, Jennie Rice, and five others that did not sign in.

LaVene Kline, secretary read the previous minutes. Bradley made a motion that they be accepted with two corrections. David seconded the motion and it passed unanimously.

Adam Mulligan reported that there were no significant changes in finances from the previous year. Twenty-one lots had not paid their dues at that time. Adam explained the process of when late fees are assessed, pool passes deactivated, and liens placed on the properties behind on dues. He reported that the 2016 tax return had been submitted and would be reflected in the January bank statement. The 12-31-17 account balance was approximately \$23,719.

Voting of Officers was as follows: David made a nomination the LaVene Kline remain the secretary for the upcoming year. Jennie seconded the nomination and it passed unanimously. Jeff nominated David McGrath as Vice-President. Phil seconded the nomination and it passed unanimously. Dave nominated Jeff Mann as President. Phil Short seconded the nomination and it passed unanimously.

Old Business included violation patrol and pool gate updates. LaVene and Mike reported that the common violations continue to include kids at the pool area after closing, grass clippings in the street and side-walks, and trash carts being left out too long. Jeff reported that he was working on getting bids on the pool gate solution and determining city codes. He was looking at possibly a different closure. Nothing was in writing yet.

New Business included the Commons Area Erosion. Bradley reported that the engineer was still working on a solution. Regardless to the subsequent actions taken by the HOA the engineer's contract would have to be paid in full. Jeff reported that he had spoken to Dick Carson of Carson Nursery about their recent purchase of the land involved in the major run-off of water onto our HOA. Carson Nursery was working with an engineer to design a three-tier pond to catch and hold rain run-off. The nursery would be dependent upon this rain water for watering their plants/trees, etc. It appeared that our major source of erosion would be eliminated if this happens. Jeff also reported that he had talked to a landscaping business about a possible solution to our existing problem after Carson Nursery constructed the pond system that they are planning. It was recommended that the ditch be widened and filled to slow the run-off; and erosion control mat be installed, and possibly two rip raps be created. Jeff was told that this could be done for a out \$11,000. Nothing was in writing at this time. After a lengthy discussion, it was decided that the most prudent action by the HOA would be to wait on doing anything until we see what happens on the Carson property and the run-off after the ponds have been created. Jeff volunteered to put up erosion awareness signs to make the HOA aware of the danger of the eroded area until the solution is completed. There was discussion about a special assessment at a later time that might pay for the erosion solution and expanding the pool at the same time. This will be discussed further at a future meeting.

Open discussion-Resident Recommendations/Concerns included the following: A possible grass clippings route that would be looked in to. After discussion, Kim made a motion for two pet waste receptacles to be purchased and placed in the neighborhood at a cost of approximately \$200 each. Krista seconded the motion and it passed unanimously. A third might be purchased in the future. Two home owners volunteered to take care of the disposal of the bagged waste. Bradley reported that he would obtain the pool cleanup supplies for the 5-20 ; pool clean -up day that had been established at a prior meeting. Bryan, who lives at 24th and Colton, reported that he wanted to expand his back deck and install a sunroom on it. There was discussion and no one objected. Jeff asked about getting a new sign near the pool that could replace the many small ones currently at the location. There was discussion of purchasing a generic neighborhood garage sell sign. There was discussion that Community Day would be June 3rd.

The next meeting was set for 5-20-17 at the pool pavilion.

Bradley informally adjourned the meeting at 11:40am.