

Mulberry Ridge Property Owner's Association

1-14-16 Neighborhood Meeting Minutes

The neighborhood meeting was called to order at 7:00pm by Bradley Coleman at Village Inn.

Those present were:

Coleman, Bradley

Hogan, Darren

Kline, LaVene

McGrath, David

Mulligan, Adam

Rice, Jennie

Smith, Bryan

LaVene Kline read the previous minutes from 11-5-15. David made a motion that the minutes be approved and Bradley seconded. The motion was approved unanimously.

**Business:**

***Financials with Mulligan & Associates:***

**\*End of Year;** Adam shared the income statements and projections and discussions followed. The consensus was that we are in good financial health with no significant changes. Our net gain for 2015 was approximately \$3,000.

**\*Status of past due homes;** There are only 4 lots with unpaid dues, one of which is in foreclosure.

**\*Insurance;** Jennie will check with our insurance company to see if the additional land will impact our insurance rates.

***New Business***

**\*Set dues;** After discussion Bradley made a motion to keep the HOA dues at \$225 and David seconded. The motion passed unanimously.

**\*B-ball goals removal;** One has been removed and one remains to be removed.

**\*Cameras at pool/pavilion;** Bradley shared three bids and reported that he was waiting for a bid from a second professional installer. There was much discussion about the specifics of each bid, cost of maintaining, and warranties. Bradley will check further concerning this issue and bring to the next meeting.

**\*lighting around pool area;** After discussion Brad and David volunteered to collect more information on prices.

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**\*Grand Canyon;** After discussion about the need to do something, LaVene volunteered to contact City Hall about legal requirements for regrading an area in the commons .

***Open Discussion-Resident recommendations/concerns;***

- David and Brad volunteered to create a creative newsletter to make residents aware of the most frequent HOA violations eg trash cans being left out, children swimming without adult supervision, use of pool after hours, etc. Adam will include this newsletter with the February dues
- \*David shared that Creekbridge had gotten approval to build at least 50 more homes as their phase II. There was concern that this might increase the traffic exiting toward Fremont.

***Next HOA meeting;*** After discussion David made a motion that the next HOA meeting be on March 3<sup>rd</sup>, 2016 at 7:00pm at a place to be determined. Bradley seconded the motion and it passed unanimously.

***Adjournment:*** Without any further concerns David made a motion for adjournment at 8:15pm. Bradley seconded that motion for adjournment and it passed unanimously.