

## Mulberry Ridge Property Owner's Association

### 3-3-16 Neighborhood Meeting Minutes

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

Those present were:

Coleman, Bradley

Covey, Chelsea

Cox, Braden

Greenberg, Mel

Kline, LaVene & Dan

McGrath, David

Rice, Jennie

Short, Phil and Kelly

Smith, Bryan

LaVene Kline read the previous minutes from 1 14-16. Bradley made a motion that the minutes be approved with a deletion of a paragraph that had been put in twice and David seconded. The motion was approved unanimously.

### **Business:**

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

**\*Income expenses;** Adam shared the income statements and shared that our income from dues covers our expenses with a marginal excess left over. Our net gain for 2015 was approximately \$3,000.

**\*Status of past due homes;** Adam shared the procedure

when a home goes into foreclosure, as is happening to one home in our HOA at this time.

### ***New Business***

**\*Insurance rates;** Jennie reported that the recent change in HOA land responsibilities would not be effecting the HOA insurance rates.

**\*Violations;** Bradley reported that the common violations continues to be leaving trash cans out. Braedon shared that he would be looking into that.

**\*Grand Canyon Update:** LaVene reported that John, from the city of Ozark permits, had met her, walked over the involved area, gave his suggestions as to how to deal with the erosion, and said that this repair of the damage/correction of the problem would not require a permit. He documented this in a follow up e-mail to LaVene. Mel, from Inovative landscapes, presented his ideas about a solution briefly. Braedon shared that he felt that the HOA should get this in writing form the city before proceeding further. LaVene is in the process of procuring three local bids to correct the problem. There was discussion of the current liability that the HOA has by not doing anything to correct the problem. Mel shared that the individual contracted to do the work should be licensed, bonded , and insured to \$1,00,000 . Inovative Landscapes meets all of this criteria. Braedon shared that he thought that an attorney should be consulted before anything is done and that he would talk to Attorney Greg Stade about HOA liability the following week end.

**\*Pool cleanup date/opening date;** The kiddie pool and the steps on the main pool need to be painted. Bradley will ask Doug's Pool to replace the non-skid runners that have come off with wear around the edge of the main pool.

After discussion David made a motion to maintain the previous Memorial Day opening schedule for the pool.

Mel seconded it and the motion carried unanimously.

**\*Spring newsletter;** Dave volunteered to create a Spring

newsletter to be handed out in the HOA.

**\*Annual meeting date/location/attendance;** There was discussion that one of the main purposes of the annual HOA meeting was the election of officers for the next year. David volunteered to create an Annual HOA flier to be personally handed out in the HOA prior to 4-30-16. After further discussion Jenny made a motion to hold the annual HOA meeting at the Ozark Senior Citizens Center at 10:00am on 4-30-16. Dave seconded the motion and it passed unanimously.

***Open discussion-resident recommendations/concerns***

- Concerning the main entrance, Mrs. Short asked about putting in rocks instead of grass, or some combination thereof around the base of the Bradford Pear trees. Mel shared that the soil has been eroding away and needs top soil and re-seeding. After discussion, no decisions, or motions, were made

-Phil brought up the ongoing problem with 4 wheelers & dirt bikes being ridden around the commons area and on the HOA streets. Dave shared that unless the police actually see this being done there is nothing that the city can do.

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

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