

Annual Mulberry Ridge Property Owner's Association

4-30-16

The annual Mulberry Ridge meeting was held at the Ozark Senior Citizens Center

**Those present were:**

Coleman, Bradley & Sharon

Hogan, Darren

Kline, LaVene

McGrath, David

Pace, Carol

Robinson, Krystle

Smith, Karen

Thomas, Rachel & Kim

**Call to order and reading of Previous Minutes:**

Bradley Coleman called the meeting to order at 10:05am. LaVene Kline read the previous minutes from 3-3-16. David made a motion that the minutes be approved as read. Carol seconded the motion and it was approved unanimously.

**Review of Financials with Mulligan & Associates:**

**\*Income expenses;** Adam shared the past two income statements which indicated that our income from dues covers our expenses with a marginal excess left over. The 12/31/15 checking account balance was approximately 18,000.

**\*Status of past due homes;** Fifteen homes are past due, with one currently in the stage of being resolved.

**\*Status of homes in credit:** Nine homes have an HOA assessment credit balance. Following discussion as to how to handle this assessment credit balance Bradley made a motion for LaVene to contact those with a balance to allow them the choice of immediate reimbursement for the credit or rolling the credit over to next year's dues assessment. Darin seconded the motion and it pass unanimously.

**New Business:**

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**\*Violation patrol update:**Bradley reported that the most common violation continues to be leaving trash cans out. There were no major violations discussed.

**\*Commons area erosion update:** Shane Brown (BCS Excavating LLC. 417-689-4751) shared his proposal that had previously been sent to the HOA. This involved removal of undesirable material, constructing rip raps every 50 feet above the major eroded area, layering in of rock and clay in the eroded area, topping the eroded area with a weed barrier; and constructing a rip rap over the top of the eroded area. The bid was to be between \$7,200 and \$8,300. After a question and answer session David made a motion that a contract be awarded to Shane Brown, BCS Excavating as proposed. Carol seconded the motion and it passed unanimously.

**\*Pool cleanup date 5-14-16: volunteers; open 5-28-16:**

Cleanup will begin at 9:00am. A new gate closure needs to be installed. 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. Volunteer responsibilities were discussed

**\*Garage Sale date** After discussion Bradley made a motion to have the Annual Garage sale on June 17<sup>th</sup> & 18<sup>th</sup>. Kim seconded the motion and it passed unanimously.

**Officer elections: President/Vice President/Secretary;**

After discussion Carol nominated Bradley Coleman as President, LaVene seconded it and the nomination carried by a unanimous vote. Bradley nominated David McGrath as Vice President, Darin seconded the nomination and it carried unanimously. David nominated LaVene Kline as secretary, Carol seconded the nomination and it carried unanimously.

**Open discussion-Resident recommendations/concerns:**

**\*After a discussion of the duties of HOA officers** Carol made a motion that officers be reimbursed of annual HOA dues. Darin seconded the motion and it passed unanimously.

**\*new homeowners were welcomed** and there was some discussion as to HOA expectations. eg where to keep trash cans, grass length/disposal of clippings, fireworks on 7-4, access to the website, removal of the basketball goal on Heritage street.

**Next meeting date:** After discussion David made a motion that the next neighborhood HOA meeting be held June 2<sup>nd</sup>, at 7:00. Sharon seconded the motion and it passed unanimously.

**Adjournment:**

Without any further concerns, Carol made a motion for adjournment and David seconded the motion, which passed unanimously. Bradley adjourned the meeting at 11:26am.

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