

Mulberry Ridge Property Owner's Association

May 2nd, 2015 Annual Meeting Minutes

The neighborhood meeting was called to order at 10:00am by Braden Cox at the Ozark Senior Center.

Those present were:

Braden Cox

David McGrath

Bryan Smith

Bradley Coleman

LaVene Kline

Adam Mulligan

Charles & Raynelle Henderson

Doris Smithers

Carol Pace

Daren Hogan

Mel Greenburg

LaVene Kline read the previous minutes from 1-30-15. Braden mentioned that the minutes should be noted as regular neighborhood meeting minutes. Charlie made a motion that the minutes be approved and Bryan seconded. The motion was approved unanimously.

Business:

- Financials: Adam shared the income statements and projections and discussions followed. The consensus was that we are in good financial health.
- Late fee assessment: After discussion Adam suggested that the lien letter notices be sent to those late in making payment advising them that 1-pool passes won't be activated until assessments &/or fees are paid, 2- they have 30 days to pay the assessment &/or fees before a lien will be applied to their property. After 30 days the lien process be started. Charlie 2nd the motion and it passed unanimously
- After discussion about the upkeep of the HOA signs Mel volunteered to update the HOA signs as needed.
- After discussion about the runoff erosion near the pool and the liability thereof, Mel volunteered to work on it on the Pool work day , May 16th. Braden volunteered to speak to the builder of the LDS church about their construction crew putting the dirt pile in the eroded area.

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- Daren volunteered to be in charge of the Pool Work Day with projects as follows:
 - *scrape and paint gate
 - *clean chairs & tables
 - *batteries in clock & deodorizers
 - *clean side of pool above water line
 - *pull and spray weeds in filter enclosure
 - *reattach the black fence fabric
 - *sweep the picnic patio
 - *pull weeds in playground
 - *paint kiddie pool floor
 - *fill concrete voids at pool edge
- Projects for the year:

After discussion for mulch for the trees Charlie made a motion to accept the bid of \$880 (\$550 for material and \$330 for labor) from Innovative Landscapes (our mowing company) to mulch the trees located on McKenzie and Daren seconded it. The motion passed unanimously.
- After discussion concerning the mulch replacement of the playground area. Mel made a motion to accept the bid of \$1382.55 from the Playground manufacturer. The mulch would be oak. Charlie seconded the motion and it passed unanimously.
- After discussion of the lawn contract/weed control Braden made a motion that we continue to have Innovative Landscapes continue to spray the streets, the pool area, & play area. Charlie seconded it. The motion passed unanimously.
- There was discussion about the neighborhood patrol and violations.
 - *Long lawn grass - It was decided that whoever did the patrols would take a picture and e-mail it to the board to act upon.
 - *Trash can violations - This is the most common violation. Charles asked the present members how particular he needed to be in his violation patrol duties. He iterated several times that a particular resident has been violating the trash receptacle covenant. Carol Pace claimed she is the target of Charles' discussion and said she has not had any complaints and that the receptacle is barely visible. Both parties raised their voices until Board President Braden Cox restored order. Braden then asked the present members if they would share their opinion/experience with the situation. Darren Hogan, Mel Greenberg, Bradley Coleman, and David McGrath advised the board they were unaware of Carol's receptacle. Braden then asked for a vote on how to handle Carol's receptacle. The general census of the voting members attending was that unless a non-board member made a formal complaint the board would not take any action against the Pace's trash can. The 'patrol' would leave notices at homes that had trash cans on the side of their homes. Charlie expressed that this was setting a precedent that he did not agree with. After further discussion Braden volunteered to oversee the neighborhood patrol.
- After discussion about possible problems with the large drain on the south side of the LDS church property impacting the HOA Braden volunteered to check into it. He stated that it shouldn't affect HOA property.
- After discussion Bradley made a motion to put a note in the next HOA flier thanking everyone for their efforts in keeping the HOA beautiful, ie taking down dead trees, keeping

lawns mowed, trash cans pulled in, etc. Mel seconded the motion and it passed unanimously.

- After discussion Braden made a motion to continue the reimbursement the executive board members at the successful end of their term in office in the amount of the HOA property assessment. Carol seconded it and the motion passed unanimously.

Future Projects:

- Pool replacement in five years
- Landscaping the erosion area in five years

Election of New Officers

- President: Braden nominated Bradley Coleman. LaVene seconded it and the vote was unanimous that Bradley be the incoming HOA President.
- Vice President: LaVene nominated David for Vice-president. Bryan seconded it and the vote was in unanimous in favor that David continue as Vice-President.
- Bradley nominated LaVene for Secretary. Carol seconded and the vote was unanimous in favor that LaVene continue as Secretary.

Adjournment: A motion to adjourn was made by Bradley, seconded by Charles, and unanimously passed. The meeting was adjourned at 11:30am by Braden.