

Mulberry Ridge Property Owner's Association

9-10-2015 Neighborhood Meeting Minutes

The neighborhood meeting was called to order at 6:57pm by Bradley Coleman at the Mulberry Ridge Pavilion.

Those present were:

Bradley Coleman

LaVene Kline

David McGrath

Adam Mulligan

Jennie Rice

Mel Greenberg

Bryan Smith

Aaron Heaton

Greg Douglas

Krystle Robinson

LaVene Kline passed out unapproved copies of the 6-23-2015 Neighborhood Meeting Minutes.

Review of Financials with Mulligan & Associates by Adam Mulligan:

- The current bank statement was passed around. There were no out-of-line expenses during the summer season.
- There were only four lots with past due HOA assessments.
- The land maintenance in the commons pool area has been worked on but still needs more work, which Innovative Landscapes will do. The drainage ditch will be monitored.

New Business:

- Violations have been minimal. There was discussion about commercial trucks parking on the street possibly being in violation of a city ordinance. A call to Steve Ijames or Lt. Truman at the Police Depart could answer this question.
- The responsibility of the easement maintenance at 25th street and Colton was discussed. The City of Ozark had asked the land owner to mow it at the beginning of this summer. Innovative Landscapes will check on the cost this maintenance just for HOA information.
- David made a motion that unapproved minutes be available upon request pending approval. Jennie seconded the motion and it passed unanimously.
- David mad a motion to ratify the 6-23-2014 Neighborhood Meeting of Mulberry Ridge HOA minutes. Bryan seconded the motion and it passed unanimously

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- Doug's Pool and Spa will winterize the pool this week.
- Dave and Daren will do the HOA pool area winterizing responsibilities.
- LaVene will put together the fall newsletter, which will include something about neighborhood speed limits.
- An HOA Welcome Wagon will be a combined effort of the Klines and Colemans.
- Upgrading and updating cameras near the pool was discussed. There have been parking lot issues after dark this summer.

Open Discussion-Resident recommendations/concerns: .

- Greg Douglas submitted a notification of his intention to have Sun Solar install a solar package to the roof of his home. There was much discussion as to whether this was in violation of the HOA covenant or not. No decision was made David will create a neighborhood survey to see what the homeowners reaction to this would be in an effort to be proactive. . The board has 30 days from this date to respond or the decision defaults to the owner.

Adjournment: With no one indicating that there was anything further that needed to be discussed .
The meeting was adjourned at 8:04pm by Bradley Coleman.

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