

Mulberry Ridge Home Owner's Association Meeting  
May 11, 2013

The annual neighborhood meeting was called to order at 10 AM by Braden Cox at the Ozark Community Center. Those present were:

Braden Cox  
Bryan Smith  
Carol Pace  
Ken Cliburn  
Sharon and Bradley Coleman  
Greg and Virginia Douglas  
Charles Henderson  
Matt Lacrone  
Aron Raney  
John Garnsey

Discussions included:

1. Braden handed out the agenda and the financial report for the period of January 1, 2013 through April 30, 2013. Braden reviewed the income statement and balance sheet. The past due notices for dues not paid will be sent out soon.
2. Montileone Update – The court date is set for June 6. Adam and Braden will be present. Hopefully we will recover our legal expenses incurred. Matt asked what the next step would be after the Montileone case is resolved. Braden said that we would proceed with other liens and would like to use a different attorney since the one we are currently using has not been acceptable.
3. Pool – We will be filing a claim for the lightning strike that damaged our current equipment. Bryan discussed options and bids for internet provider and gate issues. He provided the bids he had requested. Access for the new gate system has been installed and we should have internet by May 17.

Two new lights were installed by Clay and Bryan to increase security. Bradley took responsibility for scheduling the pool clean up. All weeks currently have someone scheduled to clean. The schedule will be posted on the website. We need to get a cabinet for the cleaning supplies.

4. Garage Sale – The sale is scheduled for June 7 and 8. We currently have two good signs and will purchase two more if it is approved by the board. Bradley Coleman will post an ad on Craigs list and Carol will place an ad in the Springfield News Leader
5. Capital Improvements - In addition to the pool expenses we are looking at providing a picnic area for residents. Clay got bids and provided pictures of several different free standing structures and a 16 x 22 structure with a cement slab to connect to the current pool house.

John Garnsey made a motion to proceed with the project as long as it didn't increase dues. Charlie seconded the motion. Braden will investigate but felt like the project could be done between \$10,000 and \$15,000.

Braden mentioned that at some point it would be necessary to address the drainage problem that is in the area behind the pool. The current bid was for around \$10,000.

6. Resident concerns - Matt said that the pear trees need to be pruned and shaped and we should be able to do that ourselves to save money. Matt will coordinate the project and Braden and Clay will help.

Ken Cliburn said that something needed to be done with the dead plants that are at the entrance sign. We said that we had looked at purchasing some fake plants but had not as yet pursued it.

Aaron Rainey asked how long after pick up the trash receptacles had to be moved. He also asked if the households violating the basketball covenant were being fined.

John Garnsey wanted to know why we had stop signs because no one ever stopped there. Braden said that the only thing to be done was to call the police.

7. Board Elections for next year – Charlie made a motion that everyone currently in office retain their office and Ken Cliburn seconded it. Braden asked for a volunteer to be secretary because Carol preferred to be a member at large. There were no volunteers so Carol said she would do it for another year.

Bradley Coleman made a motion to adjourn.

Board met briefly and set the next meeting for June 11<sup>th</sup> at the pool at 6:30 pm. It was also approved to purchase the two new garage sale signs for \$85.

Bryan will be at the pool June 15 to pass out pool passes. Ken and Charlie volunteered to help.

