

Mulberry Ridge Home Owner's Association Meeting
August 30, 2012

Meeting was called to order at 6 PM by Braden Cox

Minutes of the last meeting of June 26, 2012 with those in attendance at that meeting were circulated

Bryan Smith thanked all who took part in taking care of the pool this year.

The first order of business was a discussion of the reinstating of the basketball goal near the pool area.

COMMENTS:

1. Clay Cook – An in ground basketball goal could be purchased for \$300 and he would be happy to install if someone would help him.
2. Robert Guy – It would be beneficial in the long run if we didn't purchase the cheapest one on the market.
3. Jennie Rice – Wanted to know if portable goals allowed. Braden said they were not allowed.
4. Chad Seymour – Wanted to know why it was against the rules to have a goal in your driveway. Braden said it was in the by laws and the bylaws could not be changed without 70 percent of the homeowners in attendance. Chad also said that he would be happy to donate an old goal that he had that just needed a few repairs to see if anyone would make use of it.
5. Lavine Kline suggested that only the kids near the goal would probably use it.
6. Jennie Rice – Could we post something on the website to see if there was any interest in installing another goal. Adam Mulligan said that there is not much activity on the website but he could do that if we wanted to.
7. Braden Cox – Concerned about spending money on a goal due to the upcoming expenses for pool repairs.
8. Steve Normal – made motion to further study before we do anything.
9. Clay Cook – Seconded the motion.

FINANCIALS: Adam Mulligan presented the income statement from 1/1/12 thru 8/25/12. Some collections were made and some liens removed. There were very little other changes since the last report.

NEW TOPICS:

Lawn Care:

Braden talked with Caleb regarding lawn care expenses. Caleb reported that it would be between \$1000 and \$1500 to complete this year.

Pool Expenses

We are still experiencing leakage on the Kiddy pool. It is believed that we can drain, calk and seal it and hopefully that will take care of the problem that has been on going for several years.

The middle filter on the large pool is cracked and needs to be replaced. Ken, Jennie and Braden will investigate to see what can be done.

Banking:

We haven't updated the signature cards on the bank account. Since Lane Braden (treasurer) could not be present for this meeting so adding him will have to wait. Carol Pace made a motion to add Braden Cox to the account and Jennie Rice seconded it. For now we will keep Matt and Charlie on the account. There were none opposed .

Cleanliness Issues:

Clay Cook and Ken Cihven created a notice of incompliance to be given to people who have not complied with rules stated in the by-laws regarding issues outside the home. The notice is a 30 day warning and if the violation is not corrected a \$25 a month fine will be added to their dues. Most of the violations were minor things. They gave out over 100 warnings and issued 7 fines.

Mai Duach asked why she was warned on trash in her yard but received a fine for her lawn being overgrown.

Braden and Clay said that they would investigate and see what happened.

Collections and Assessment Issues:

Attorney Harry Styron looked at our covenants and rental clauses and issued a 5 page letter addressing the questions concerning the collection of assessments and imposition of special assessments on lots that are rented.

Montileone owns 3 homes and has not paid since 2008 on 2 homes and since 2010 one one. There was much discussion as to whether or not Montileone was the developer or not since Montileone would have 30 percent of vote if he was. Robert Guy suggested that he would have to be in "good standing" for that to be effective.

Braden made a motion to pursue action against Montileone and Clay Cook seconded it.

Meeting was adjourned at 6:55 PM.