

Mulberry Ridge HOA Meeting - June 8, 2010

Present were:

Jennie Rice

Matt Lackrone

Candayce Payton

Braden Cox

Damian Probstfield

Raynelle Henderson

Charlie Henderson

Matt Lackrone was elected, unanimously as the President of the MRHOA; Candayce Payton was elected to the position of Vice President. Damian Probstfield agreed to remain as the Treasurer and was, therefore, elected to that position again, and Braden Cox was elected to the position of Secretary. Patricia Paschen, Jennie Rice and Charlie Henderson agreed to will remain on the Board as "at large" members; Charlie will assist Damian in the duties of the Treasurer.

Matt commented on his passion for the community and his participation on the Board. He wants to keep to the covenants but doesn't think that we need to meet, categorically, every month, only when necessary. Matt also said we would discuss the duties and involvement of at large members at the next meeting, whenever that is.

It was pointed out that any potential Board member must have a willingness to enforce the covenants without needlessly angering a neighbor; but, having said that, the Board must stay on top of violations.

Breden asked about renters in the neighborhood: are we enforcing the requirements? Matt said that Glen, the former President, had categorically signed off on a lot of renters without consideration of the covenants. However, when he, Matt, was President he gave only two year agreements and let the ones Glen had approved just phase out with the requirement to have them approved per the covenants. Damian agreed that we must send new extensions to the LandLord and not sign any new agreements going forward. Matt said we probably won't stipulate "not renters" but can do other things like assess additional funds.

Breden mentioned the basketball goals up in the neighborhood, but no action was taken with regard to this violation area.

Yard cutting: there was an issue that Charlie Henderson had brought up about a yard in serious violation. He had wanted to have the yard cut and assess the owner. Damian was adamant that we could not go into the yard, as this could be considered trespassing. Charlie asked to have Steve Payton paid for cutting the grass in the subject yard but this was rejected. No further action was taken on the grass height violations in the neighborhood.

Damian mentioned signs in the yards, that only "for sale" signs were permitted.

Jennie asked if there were other violations. Matt wanted the Board Members to check the neighborhood and make the entire board aware of major violations.

Financial Report: Damina advised that we have about \$30,000 in the account at present and should have about \$15 to \$20 thousand at year's end. He said he would send letters giving those who hadn't paid their dues until 7/1, after which a fee would be assessed, including a \$250 lien filing fee.

PLAYGROUND: Jennie gave a quick report that we expect the equipment to be installed in a few weeks. Damian discussed our previous meeting in which the Playground installation had been approved, stating that the labor per hour had resolved to about \$18, a reasonable amount.

Matt asked about communication between the board members and whether the members will allow their address and phone numbers to be published on a list for residents to call for information.

Pool Passes: Matt said that he would get the passes done within 2 weeks. There was a general discussion about passes and pool access, a possible \$7.50 charge to new residents only. The pool pass procedure will be outlined in a subsequent newsletter.

Adult swimming time was also discussed. Matt agreed that we could give all residents access anytime, night or day, or limit it in some fashion. The board discussed requiring residents to clear, extra-time access through board members and a starting time of 6 AM, since some residents like to go early in the morning. Nothing definite was set but the board generally agreed that we would generally be amenable to request by residents for extended time, as necessary.

There was a discussion about a third notification sign to be purchased and posted on 24th street since some residents come and go via that route. It was agreed that Jennie would get some information and the sign will be purchased as needed without further action from the entire board.

Charlie was to get a list of current board members and positions and contact information to all members.