

## Mulberry Ridge Home Owner's Association Meeting

July 26, 2010

Meeting started at 8:30pm

Meeting started by Matt Lackrone

### Old Business

1. No old Business to discuss.

### Previous Minutes

1. Discussed the prior meeting minutes; the prior meeting minutes will be ready at the next regular meeting and we will approve the 2 prior meeting minutes.

### New Business

1. Look at some of the neighborhood violations make this a quick meeting
2. Braden is to forward an email (to Matt) about info. for the pool pass cards given out thus far.
3. Discuss pool passes
  - a. Matt wants to make sure that all pool passes are used before purchasing new ones
  - b. Matt thinks that there are a couple of pool passes left that can be used but more will have to be purchased, hopefully we can wait until the beginning of next summer in order to purchase any more passes
  - c. No complaints thus far on not being able to use the pool.
  - d. Matt thinks that we need to do a pool pass audit next year at the beginning of the season.
4. There was a complaint from the house next to the pool about a limb branch pile behind the pool house-Matt will talk to the mower and ask them to move the pile to the existing pile down by the pond. We will need to burn the pile sometime soon.
5. Damian will send out a financial list of households that are past due on their membership dues
6. Pool
  - a. Toilet paper incident – Matt called the pool people and they were supposed to come out and check out the pool, he thinks that they will send an invoice
  - b. Matt is reviewing the dvr to determine if any perpetrators can be determined-will spend more time reviewing the dvr in the next few days.
  - c. The south camera iris is burning out and will need to be replaced in the future (approximately \$150).
    - i. Charlie made a motion that camera be replaced-Jennie seconded it. The motion passed unanimously.
    - ii. Jennie questioned the effectiveness of the cameras-Matt suggested that we get a monitor in order to review the footage – the cameras record after sensing motion. We need to do something to help monitor the pool. Matt will come up with a couple of options on the pool and we can discuss them at a future meeting.
7. Jennie Roberson has the other pool sign Matt will get the contact info to Braden.

8. Braden will call Montileone Dev. and talk to them about basketball goal on 24<sup>th</sup> st.
9. Matt would like to divide the neighborhood into areas for review of covenant violations
  - a. Matt will coordinate with Candace for the southwest corner
  - b. Jennie will have the bottom area
  - c. Braden will coordinate with Charlie for the north central area
  - d. Do not contact neighbors alone, go in teams, will probably go after the next meeting
  - e. Common Violations
    - i. Mowing
    - ii. Trash cans
    - iii. Basketball goals
10. Future meetings will need to include the following discussions:
  - a. Neighborhood contact method
  - b. Capital Improvement Plans
    - i. Pool concrete
    - ii. Pool maintenance
    - iii. Fence between playground and the house to the south
    - iv. 2 filter swap outs-change to non natural media
    - v. Property management corp. instead of the volunteers doing the work
    - vi. Fountain out in the pond-pond maintenance
    - vii. Lighting at the sign in front
11. Damian discussed the tax bill that has been past due since 2007. The county sent the tax bills to the wrong address for years 2007-2009. The bills have been sent to Rob Montileone's house in Highland Springs. We have 5 acres that the city 'owns' that we are paying taxes on. Damian has paid the tax bill. We are assessed for \$100,000 worth of property which results in \$1,100 per year with late fees. Damian changed the address that the county has to the HOA's PO Box.
12. Damian congratulated Jennie on the success of the playground.
13. Damian reported that we should have \$5,000 to \$10,000 left in our account at the end of the year.
14. Matt would like to meet again in 3 weeks and tentatively plan on meeting on the 16<sup>th</sup> and getting letters out to the property owner's with violations at that time.
15. Meeting was adjourned shortly after 9pm.