

## Mulberry Ridge HOA

P.O. Box 418; Ozark, MO 65721

[www.mulberryridgehoa.org](http://www.mulberryridgehoa.org)

1-16-2018

- The meeting was called to order by Jeff Mann at 7:01pm. Those present were Jeff Mann, LaVene Kline, Adam Mulligan, Bradley Coleman, Sharon Coleman, Mike Bremen, David McGrath, and Braden Cox.
- LaVene read minutes from 9-14-2017. Bradley made a motion that they be approved as read, David seconded the motion, and it passed unanimously.
- Financial: Adam shared the MRPOA Financial information. There was an annual net gain of 2,098.18. The checking account balance was 24,817.47. Five homes had not paid last year's dues and have liens against them. Tax Returns are ready to be signed and sent in.
- Old Business:
  - Commons Area: Jeff reported that the city has decided that the HOA does need a permit to do the work at the erosion area. A request for the permit has been submitted for the use of a landlock turf reinforcement solution. Once that is given Jeff will get bids from Grant Purvis and a couple of other contractors.
  - Sign: After discussion LaVene made a motion that Gary Dustman be hired to paint the background of the HOA sign if it can be done ≤ \$500.00. Braydon 2<sup>nd</sup> the motion and it passed unanimously.
  - Makenzie Trees Estimates: Jeff shared that Cherokee Tree Service was a little higher than Mike's Tree service for trimming/reshaping the trees and tree removal/replant because they haul everything away. Cherokee leaves the mulch and wood on site. The merits of removing two trees and replanting a maple between the two areas was discussed. The consensus appeared to be to remove a few weaker trees using the 2:1 swap but to wait until the need actually comes about. Bradley asked if ice damage to the trees would be covered with our insurance. Jeff will check into this.
  - Playground and Landscaping concerns will be revisited at a later meeting.
- New Business:
  - Spring Flyer Ideas: Ideas were taken for items to put into a spring flyer such as city phone numbers, HOA contact info, upcoming dates, pool rules, specific times to have trash cans out, grass clippings must be removed from sidewalks/driveways/streets after mowing lawns, no motorized vehicles in commons, no dumping near pond or any other HOA grounds.
  - HOA Dues: The dues have not increased for many years and it might be prudent to do so soon due to the age of the pool, the trees on Makenzie, and the erosion issue. A flyer will be passed out to each home prior to the February meeting so that all HOA members have an opportunity to have a voice in this decision. David will put a notice on the HOA facebook page.
  - The Annual Meeting date will be set at the February HOA meeting.
- Open Discussion The HOA webpage may have to be moved to another domain. Adam will look into it.

- Next Meeting Time and Location: Brad made a motion that the next meeting be set for 2-20-2018 at the library, or another venue if needed. LaVene 2<sup>nd</sup> the motion and it passed unanimously.
- Adjourn: With no further discussion Jeff made a motion to adjourn the meeting at 8:15pm. Brad seconded it and the motion passed unanimously.