

Mulberry Ridge Annual HOA Meeting

P.O. Box 418; Ozark, MO 65721

www.mulberryridgehoa.org

4-28-2018

- The meeting was called to order at the Ozark Senior Center by Jeff Mann at 10:05pm. Those present were Jeff Mann, LaVene Kline, Adam Mulligan, Bradley Coleman, Sharon Coleman, Mike Bremen, David McGrath, Darren Hogan and Braden Cox.
- Jeff read the minutes from 2-20-2018. David made a motion that they be approved as read, LaVene seconded the motion, and it passed unanimously.
- Financial: Adam shared the MRPOA Financial information which reflected a slight gain over the previous year. Thirteen homes are currently behind on the 2018 dues. Seven homes are behind on current and prior dues. Adam explained the process of late HOA dues as follows: Late fee letters go out after the Annual HOA meeting date as the initial start stating that the \$250 + \$25 late fee (+any other unpaid dues) is due by (and must be postmarked by) 5-1-2018. The second letter will go out 5-1-2018 stating that the dues must be paid in full by 6-1-2018. The final letter will go out on 6-1-2018 stating that the dues must be paid in full by 7-2-2018 or a lien will be placed on the property. Carol made a motion that the Mulligan Investments Income Statement be approved, Bradley, and none were opposed.
- Old Business:
Commons Area: Jeff reported the following:
 - *Pool cleanup day is scheduled for 5-5 and that Doug's Pool will fill it on 5- 19. The pool opening will be 5-26, with adult swim one hour prior and one hour after regular posted pool hours.
 - *Dave will install a new toilet in the boys bathroom.
 - *Mulch will be ordered for next week.
 - *Dates for the neighborhood garage sale was discussed and Brayden made a motion to set for June 1st and Carol 2nd the motion. It passed unanimously.
 - *There were no 2018 Improvement suggestions.
- New Business: Jeff reported the following:
 - *The city approved channel improvements as set forth by the engineer, including regrading, filling hole, installing a turf lock system net, topping the net with soil and grass over seeding. This will not happen until the fall. Jeff shared a bid of \$16,000 for the job from Purvis. Jeff will check to see if this bid includes a 30 day germination guarantee, as is customary for seeding areas. He also reported on another bid of \$38,000 by another business. This bid was viewed as being too high for the job. Jeff will attempt to get two other bids for comparison purposes. Brayden made a motion to move forward on the project as discussed and as approved by the city. Sharon 2nd the motion and it passed unanimously.

*After discussion Carol made a motion to keep the current HOA officers as follows: President, Jeff Mann; Vice-President, David McGrath; Secretary, LaVene Kline. Brayden 2nd the motion and it passed unanimously.

*Darrell made a motion to continue the practice of waiving HOA dues of board members upon completion of each term. Carol seconded it and the motion passed unanimously.

➤ Open Discussion Jeff shared the following:

*Jeff and LaVene will continue the violation notices as currently being done.

➤ Next Meeting

➤ *LaVene made a motion that the next neighborhood HOA meeting be at the pool pavilion on 7-19-2018 at 7:00pm Bradley 2nd the motion and it passed unanimously.

➤ Adjourn: With no further discussion Jeff made a motion to adjourn the meeting at 11:20am. LaVene seconded it and the motion passed unanimously.