

Mulberry Ridge HOA Meeting

PO Box 418 Ozark, MO 65721

www.mulberryridgehoa.org

Call to order: Jeff @6:06 on 05/06/2024

Prior minutes read by Miranda Collins Jeff motion to pass minutes as read with two corrections mentioned 1st Phil 2nd, no opposed.

Adam reviewed financials for 2023. Adam advised letters to have been mailed and out financials have been posted to the website. *81% of lots have been paid year to date. 21 lots have not been paid will mail out letters. 2 current liens active on properties. Jeff motioned to pass, Phil 2nd no opposed.

Old Business:

Voting Members in for 2024 – Jeff motioned to continue to waive dues for Board Members for 2024.

Jeff volunteered to serve as President for the year but advised this will likely be his last year. Jeff nominated Dave as Vice President and Miranda as secretary for 2024. Ryan 2nd, no opposed.

Jeff purchased 3 Caution signs for neighborhood “children at play for the neighborhood.”

Jeff purchased several “No Parking signs.” For several areas in the neighborhood.

Street Cleaner came out and took care of McKensie street by all the Pear trees and all through the neighborhood.

Garage Sale, wanted to pair up with Creek Bridge, they advised they were not going to do one this year. Will plan for one in the fall with Ozark City wide sale.

Basketball/chicken amendments. Jeff reviewed and discovered we need 80% to amend covenants. Jeff reached out to 3 main rental companies to see if they would be willing to assist since they own a significant amount of properties in the HOA. Jeff will look into a work around of “no enforcing it” vs trying to amend the covenants.

3 arbors died around the landscaping at the pool. Jeff got all of the dead arbors replaced, pulled out the mulch and replaced with new weed barrier and replaced/refreshed the mulch.

Will wait until July to decide whether we will order a pool cover or not. We need to make sure we do not have any unforeseen financial issues.

New Business:

Past due notifications get sent out once prior to filing a lien. Jeff motioned to give a June 1st deadline and then will add on fees and interest at that time. Dave 2nd, no opposed.

Discussion to add steps in the spill way to make it easier to get up and down at the back of the pond. Jeff will follow up with the insurance company on liability issues.

Will table any discussions on any possible new improvements to allow the account to settle a little.

Open Business:

Dave advised as he was reviewing covenants If a homeowner does not get prior approval to convert a property to a rental property, if they plan to rent the property for more than one year could result in a loss of voting rights on HOA.

Will consider adding a sign for “area closed after (time)” or this area is under CCTV, possible solar spotlight added to a pole pointing at parking area.

Concern about water cover popping out in the street on 24th and Colton, neighbor has reported it twice to the city. Filed a complaint online.

Jeff will call the city about a streetlight that is out by his house and follow up on water cover issue.

Upcoming Dates:

Pond Cleanup – Will post a date on Facebook.

Pool Opening – Memorial Day Weekend

Next Meeting – Jeff will post date plan for the end of June.

Rummage Sale – In the fall with Ozark community wide sale

Meeting Adjourned: 7:03pm by Jeff, 2nd Dave, no opposed