

Mirasett Annual Homeowners Meeting (2nd) Minutes
March 20, 2023

Location: Virtual Meeting via Zoom
Board Members Present: Gail Kramer, President
Tania Albert
Absent: Casey Langenberg, Vice President
Scheduled Time: 7:00 – 8:00 PM

The meeting was called to order at 7:07 PM by Gail Kramer, a quorum was reached with 16 homeowners represented. The first annual meeting held on 2/27/2023 did not have a quorum, this second meeting was scheduled requiring half the original quorum.

Opening remarks: We are recording the meeting, but can stop the recording if anyone has any concern with being recorded.

Budget update: The financial reports were presented. Income & Expense Report \$13,731 including due os \$13,551 and late fees of \$180. Our expense budget for the year was \$21,846 but only spent 15,445.57 for the year. The year end balance was \$6,952.33.

Homeowner question: Regarding the landscaping line item, what services are provided in October and November. Answer: the annual (seasonal) contract is divided into monthly payments and billed from May through November, this includes a set number of visits, clearing the center retention area and leaf removal.

Homeowner question: Regarding Insurance line item, what does the insurance cover? This is a business liability policy, it covers the board and HOA for liability issues and common areas.

2022 Accomplishments: The tree project was completed in 2022. We finished the final year of the tree. Also, we were able to get homeowner approval by vote for increasing the dues from \$180 to \$250 per year beginning in 2023.

2022 Proposed Budget: Gail went over the 2023 proposed budget. Post office box fees have been increasing. Annual meeting costs were increased as we've been requiring multiple meetings as a result of not meeting quorums. Insurance increased to account for unplanned increases, if we don't use all the budgeted expenses the funds just stay in our accounts as savings. Lawn care increased as we will be shopping for a new company and costs have been increasing from the lawn care companies. Fence repair and discretionary funds are there to cover storm damage or maintenance needs. Suggested adding a new line item for parking strip improvement. Added a new line for reserves, to give a starting point to begin saving while we are working toward getting a reserve study done. \$18,165, would result in a carryover of \$7,037.33 for the next year.

Homeowner question: Have all dues been received. Answer: 7 homeowners outstanding

MOTION: Jeff Zimmerman motion to approve budget, Harold Stolp seconded. Proposed budget vote presented as poll. **Motion passes and the 2023 budget is approved.**

Call for board members. We have 5 open positions currently. Can be a minimal time commitment, as little as 4 meetings per year. Also have opportunities for homeowners to participate in sub-committees. And have volunteers that are willing to make phone calls, do research or meet with contractors, etc. Each term is for 3 years and is a good way to meet your neighbors.

Homeowner comment: Requesting speed bumps. Answer: I was told by the City that they will not put in speed bumps. I have been in contact with the traffic department. Suggest that maybe if we keep complaining, they may eventually take action. Another homeowner: There is something that has been attached to the pole, maybe this is for monitoring and there has been additional patrols lately. Another homeowner: wonders if there will be evidence collected by the monitoring.

Poll: The board is wondering if homeowners prefer having meetings over Zoom or in-person.

Homeowner comments: Jeff Zimmerman has volunteered to do projects and support the board if needed. Jennifer Noski has also volunteered to help too. Pam Arledge volunteered to help fund an emergency dues fund-may consider a committee to look into this.

Gail adjourned the meeting at 8:13 pm.