

Mirasett HOA members meeting January 5, 2026 – 7:00pm

7:08 meeting called to order with quorum (25 homes) met with 26 total:

- 21 homes represented in person and 5 proxies

2025 Accomplishments

- Tree removal from south end greenbelt
- Clean up
- Tree trimming in parking strips and along 70th Ave
- Retention pond clean up – large amount of dog waste removed by 1 board member and 1 homeowner. Blackberries, bushes and small tree removal done by 1 homeowner and 2 board members.
- CCR's updated

Treasurer's report for 2025 review and 2026 proposed budget by Gail Kramer

- All HOA dues for 2025 have been collected
- Funds brought forward \$6,375.42, income \$18,082.75, expenses \$18,123,60. End of year balance \$6,334.57
- 2026 budget proposed. Gail said we do not have the \$3,000 this year to move to savings for the reserve fund. Landscaping for this year went up to \$14,500.00. We still have the final 2 trees that need to be removed in the south end greenbelt which will complete that project.
- Motion to approve budget – Pamela Buck, second Michael Brakefield. 24 voted to approve, motion passed. **

Discussion to raise dues

- Paul went over the 3 choices for proposed increase amounts.
- Members decided out of the 3 options, B - \$550.00 would be the one to vote on. Motion to approve, Rick Price – Michael Brakefield second. 21 yes votes, motion passed.

Covenant Amendment Proposal

- Alphabetized Sections
- Clarified language
- Removed verbiage pertaining to original builders.

- 2 homeowners wanted an attorney to look at them before we voted to approve. Vote delayed until the board can look into that.

Board member election

- Paul and Gail Kramer have resigned from the board. There was 1 position open that had not been filled from a resignation last year.
- Michelle Critcher, Jerry Nickerson and Elizabeth Watkins were added to ballot.
- Votes were counted and verified by Sheryl Kenrick and Gail Kramer, all new members voted in.

Floor topics

- Member mentioned cracks in the streets and driveways in the neighborhood. Saul Santory said when he checked with the city about them, they said they were not to the point of needing repair.
- Another discussion about the landscaping.
We have signed a 1-year contract with Pro-tech Landscaping.
- Member request to revisit the annual BBQ
- Member suggested a link added to the website or Facebook for suggestion input.

**Note: purposed budget for 2026 will be more than what Gail presented at the meeting since members wanted an attorney to look over the updated covenant amendment. We will then need to decide whether to have a member meeting to vote on them or send out postcards to be mailed in, all of which will be at additional expense.

Meeting adjourned at 8:50