

Mirasett Home Owners Association

June 2019 Board Meeting Minutes

Date: 6/25/19

Location: Michelle's House

Time: 6:00 PM

Attendance:

Tom Donlon, President
Gary Kendrick, Vice President
Michelle Critcher, Treasurer
Ryan Thedy, Secretary

Call to Order: Tom Donlon called the meeting to order at 6:06 AM.

Old Topics

Budget - Michelle provided an updated budget spreadsheet. We currently have \$34,000 in the checking account and cannot afford to finish the tree replacement project in a third year, especially with the additional costs considered for stump grinding to ensure we take care of the root issues causing sidewalk and driveway problems. In order to pay for all of the new line items, we need to increase the annual dues but we estimate that we cannot do the increase at the January 2020 annual meeting because of the notification requirements within the covenants. The timing is possible, but not likely since it would most likely require a special meeting to approve prior to the annual meeting in January.

Tom gave Michelle receipts that we need to pay him back for – two intent to lien letters and two engineering stakes to prop up two bent over trees.

The Board sent out two intent to liens because of non-payment of the HOA dues. The residents have 30 days to respond from the letter send date.

Tree Project – We are trying to get the trees out before the rains start and leaves fall. We need to add a resident's stump grinding to the proposal too. The person who did a recent tree used a grinder to grind up all of the tree's roots and that is a possibility. The resident spent nearly \$1,000 on their tree alone, though. Tom will talk to Tony from Capital City Landscaping about including the roots in a bid. In order to minimize the maintenance costs of the parking strips, Michelle looked up a fine dust looking drought tolerant system that is used in desert-like areas. Ryan brought up the possibility of SynGrass too. Both are upfront costs that payoff after multiple years.

Voting on pruning trees: Tom proposed going forward with pruning the trees. All voted yes.

Covenant Infractions – Tom received complaints about trailers and garbage cans being left in view after collection.

Michelle asked how we will notify residents of infractions. We have had neighbors in the past refuse the letters of infractions, which only leads to the Board placing liens on homes. Doorhangers is an option but mailing out letters is the preferred method of the Board at the time. Gary suggested having a form letter that any Board member can fill in for any infraction. Ryan will make a standard form letter and Gary will make a workbook for everyone to note violations that the Board issues.

New Topics

Parking Strip Maintenance – Michelle wanted to ensure we are billed correctly for the maintenance. Common areas should be maintained every other week but the contract does not show that.

Capital City Landscaping also sent us a proposal for maintaining the entrance, retention pond, path, and trees. The total is \$3,885. We are holding off on the vote to go with the path to the retention pond maintenance since Michelle is looking at getting a bid to blacktop the drive to have less maintenance.

Backflow Valve – Michelle got a notice from the City that the backflow valve needs to be tested. She called the City and Dennis, the old Utilities Head retired. Michelle thought the backflow was locked out but now Foster is coming out to check it. He said that he will contact Michelle this week to let her know if we need to test it. We tested the valve last year because we were looking to see if the sprinkler system is viable. We have to call and make the appointment with Backflow Pros and Foster will tell us if we need to do it. Foster was supposed to come out today but he never called.

Meeting Adjournment: Tom adjourned the meeting at 7:19.