

Mirasett Home Owners Association
Board Meeting Minutes

Date: 10/21/19

Location: Michelle's House

Time: 6:43 PM

Attendance:

Michelle Critcher

Tom Donlon

Gary Kendrick

Ryan Thedy

Call to Order: Tom Donlon, Board President called the meeting to order at 6:34 PM.

Old Topics

Homeowner Lien

Michelle has not completed the lien paperwork for the one homeowner that has not paid their 2019 dues. The homeowner owes the HOA \$466.87 up through November. Tom and Michelle will work on completing the lien in the coming weeks.

New Topics

Budget

Landscaping is \$3,969.66 over the budgeted amount for 2019. The website line item is \$450.00 over the budgeted \$50.00 because of the needed website update. We have no choice but to spend the money on some of the items like the website update (GoDaddy stopped much of the functionality because of the very old version of the website we had) and landscaping (the bids increased tremendously over the years and we still have \$720.00 of leaf cleanup left to pay for). Our insurance also increased from \$1,659.07 to \$1,500.00 this year. We have only spent \$160.00 on the tree project so far but we are also providing a down payment for the trees from the nursery of \$1,596.83 this week. This is half of the total cost of the trees themselves.

Michelle moved to increase the landscaping budget to \$13,000.00 for the 2020 budget since we have spent over \$10,000.00 and have the additional \$720.00 for leaf cleanup. Past landscaping budgets have been \$6,500.00 and \$4,200.00 (2019 and 2018, respectively). Tom proposed we increase the budget to \$8,500.00. All agreed to this increase to \$8,500.00. Each line item was then reviewed and discussed to arrive at the following budget:

- Lawn care - \$8,500.00
- Legal services are not predicted - \$0.00
- Insurance - \$1,600
- Misc. costs are no predicted - \$0.00

- Annual meeting - \$50
- Neighborhood BBQ deemed unneeded - \$0.00
- Community garage sale line item is to be removed but should be placed at the estimated \$19 in the discretionary fund
- Cleanup day is not needed next year and - \$0.00
- Website has no predicted costs for 2020 - \$0.00
- PO Box estimate costs - \$110.00
- Office supplies - \$200.00
- Bank charges lowered - \$50.00
- Fence repair remains the same - \$1,000.00
- Mirasett sign landscape is \$200
- Storm drain in the retention pond remain the same - \$500
- Tree replacement - \$10,000.00
- Discretionary - \$2,000.00

This total proposed budget is \$24,560.00.

Ryan made a motion to approve the proposed budget, all agreed.

Annual Neighborhood Meeting

The annual meeting is set for January 27, 2019. Michelle will work on the flyer and send it to Tom to print and distribute.

Gary Davis would like to speak to the neighborhood at the annual meeting in regard to dissolution of the HOA. We will provide Gary time to speak once we open the floor to everyone.

The agenda:

- Overview of the work completed in the year
 - Limbed trees to meet city ordinance
 - Tree project phase two
 - Fence repair
 - Rocked the retention pond entrance
 - Garage sale
 - 72 homes paid dues, lien placed on one outstanding
 - Collected outstanding dues from 2011 from lien placed on sold home
 - Enforcement actions
 - New website
- Special meeting overview
- Board membership – five openings
- Budget for 2020
- Open floor to comments

Tom closed the meeting at 7:57