

Mirasett Home Owners Association  
Board Meeting Minutes

Date: 8/13/19

Location: Michelle's House

Time: 6:30 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

Trailers Section CC&Rs

The trailer prohibition within the CC&Rs has been a sticky issue in the past but the Board has noticed that the neighborhood is starting to abide by the Board allowed 48 hour allowance. Discussion was made surrounding not to proceed with the change to the covenants as previously put forth at the last annual meeting.

Special Meeting

We need a special meeting in order to raise the annual dues and possibly change the Section L in the CC&Rs about trailers. We need flyers to announce the special meeting. The covenants only require 15 days notice of a meeting but we would like to make the meeting after school starts again so that most people will be around. Tom proposed September 30<sup>th</sup>, the last Monday of the month. The title of the flyer should be something like special meeting with a purpose statement behind the meeting. Tom will book the middle school as a meeting room for the 30<sup>th</sup> and Michelle will work on sending out the flyers with the two proxy votes.

Homeowner Lien

Tom called a lawyer and they referred him to Lifetime Legal in order to put a lien on one home since they refused the last letter requesting payment for late HOA dues sent June 19<sup>th</sup> and collected by the Board in August. Michelle looked into the history of this homeowner and noted that they have not paid their dues in eight years. Tom will ask how much the lien will cost and whatever information we need to process the lien.

Water Valve

Forrest Baily at the City asked if we can remove the backflow valve and keep it locked up since we no longer use our sprinkler system. Michelle will call Forrest and make an appointment to remove it.

### Trees

Tom spoke with the barn nursery and we now need 14 trees in the project this year. The trees appear to be listed at \$190 this year but Tom will see if he can negotiate that down a bit. The total with the increased price is \$7,000 this year. Trees last year were \$115 but this included a discount on freight since the person we dealt with was able to put the trees on a truck that was already scheduled to deliver to another customer. Tom wants to order 16 trees this year instead of the planned 14 to appease two homeowners. The trees will most likely not be available until November, though.

### New Topics

The Board did a great job sending out the warning notices at the beginning of the month for covenant violations. Discussion surrounding the response to the home owner that stated the warning letter for leaving garbage cans out was not valid because they live on a private drive was made. The Board concludes that the home owner still falls under the covenants and if the neighbor complains about this potential violation, they will have to comply by moving their garbage cans to an unseen location. Tom called for a vote to proceed with this action. Michelle seconded, and all voted in favor to proceed with this plan.

### Painting the curbs by the mailboxes

A homeowner suggested to Michelle that we get the curbs in front of the mailboxes painted yellow to dissuade people from parking in front of the mailboxes. Michelle thinks that we can probably just put up a sign on the mailboxes and not incur the cost of painting the curbs. All members were in agreement. No plan of action was made.

### Next Board Meeting

Tom brought up that we may not need another meeting until our special meeting in September, but wouldn't mind having another meeting the week or two before the special meeting. September 23<sup>rd</sup> works for three of the four Board members. We decided to discuss this once we get closer to the date of the special meeting.

Tom closed the meeting at 7:43