

MLHOA Annual Meeting 11-11-2023, 9:00

Open with quorum count: quorum obligation was satisfied.

Welcome: Randal

Call meeting to order - 2022 minutes passed.

Three of the Board members are entering their final year of service. To create more continuity on the board, the board suggested adding another member. Heather is resigning from the board. Dave Hudson will remain on board for his term.

Keith Bell and Cheryl Smith are nominated to be on the board beginning 2024.

Motion to vote for Keith Bell to the Board: passed.

Motion to vote for Cheryl Smith to board: passed.

Financial Report: Bill

No change to the dues for 2023. Dues will remain at \$220.00 per lot and \$175.00 per marina slip.

Dues are due to Bill Turner by January 1, 2024. There is a \$2.00 Late fee per day after February 1, 2024.

The neighborhood will have a surplus of \$5500.00 for 2023.

Motion to approve financial report for 2023. Motion passed.

Marina Maintenance and Boat Ramp Repair: Randal

It was agreed to add boulders to prohibit parking on the grass around the pavilion to prevent damage to the lawn and sprinklers.

It was suggested that we investigate getting a gate to block non-Phase 2 use.

Should we get a chain to block access to the boat ramp?

The board will assess and recommend necessary repairs to the boat ramp. The neighborhood will vote to approve the repairs by email or USPS vote.

There is an issue with the boat slips rubbing on the boats. The owners are working to remedy the situation.

Website: Megan

The website will be edited and updated. Please send pictures and recommendations to Megan Vanderhoofven at the neighborhood email address: millerslandingshoa@yahoo.com

CCR'S: Randal

No official vote on amending the CCR'S. The Board will continue to work on having all amendments that have already been passed be in one document. We will work on making a document that is easier to read and understand the restrictions. This will be addressed at the 2024 meeting.

Camera: Randal and Bill

Do we as a neighborhood want a camera?

Bill update on status - we pay \$50.00 a month to charter. (correction; the actual cost is \$119.98 per month)

Fleenor monitors the camera. It does not capture license plates or models of vehicles.

Motion to stop service from Charter for camera and keep light and use dummy camera. Motion Passed.

The Board will continue to look into a camera system that will get the vehicle make and license.

Open discussion.

Mary Jane Ohlasso expressed concern about overreach and clarity in the CCR'S. They are sometimes vague and need to be more specific, specifically, regarding trees.

Randal stated the Board will continue to work on making them clearer and easier to follow.

The board does not wish to interfere with homeowner property rights. We do wish to enforce and adhere to the current restrictions and ask individual homeowners to read and obey the CCR'S.

If you have a tree that is visibly damaged or dying you should consider taking the tree down, to protect your neighbor's property.

It was also suggested the neighborhood directory needs to be updated. The board will work on keeping a current directory.

Motion to move the meeting to earlier in the year. All agreed.

Motion to adjourn passed.