

MISSION HILLS PARK VISTA HOMEOWNERS ASSOCIATION

BOARD OR DIRECTORS MEETING

July 21, 2025

MINUTES

A meeting of the Board of Directors of the Mission Hills Park Vista Homeowners Association was held July 21, 2025 at 3:00 p.m. via ZOOM. A quorum of Board members was present and business was conducted as is outlined herein.

BOARD MEMBERS PRESENT:

Sandy Comrie, President
Annalee Davis, Vice President
Philip Monaghan, Secretary
Ted Robinson, Treasurer
Marco Godoy, Director

ALSO PRESENT:

Dean Wendland ccam, Community Manager representing Millennium Community Management, LLC

CALL TO ORDER:

The meeting was called to order by President Comrie at 3:04 p.m.

OPEN FORUM: Open forum discussion by homeowners including variety of subjects

APPROVAL OF MINUTES:

The Board reviewed the Minutes of the June 2025 meeting, after review, a motion was made by Treasurer Robinson and seconded by Vice President Davis to approve the minutes as presented. The motion passed unanimously.

APPROVAL OF FINANCIALS:

The Board reviewed the financial statements and bank reconciliations for June and July 2025, as presented by Treasurer Robinson. Discussion also included future finances and the 2026 budget and reserve study. After review and discussion, a motion was made to approve the financials as presented by Treasurer Robinson and seconded by Secretary Monaghan to approve as presented. The motion passed unanimously.

MANAGEMENT REPORT

Management went over the work order log discussed open work orders with the Board. A brief discussion was also had regarding issues with Appfolio and the need for possible training.

NEW BUSINESS:

1. **Homeowner Survey:** The Board discussed homeowners survey. ~~Board members Monaghan and Godoy will continue working on the survey.~~ No Action Required at this time.
2. **Rules and Regulations:** The Board discussed changes to the Rules and Regulations including changes to the fine structure to bring it into compliance with new state laws.
3. **Garages – AC/EV issue:** The Board discussed options for EV chargers and AC units in individual garages. The board directed Management to compose letter to be distributed to the homeowners via eblast.

COMMITTEE REPORTS: No reports this meeting.

NEXT MEETING DATE:

The next scheduled meeting of the Board is Monday, September 22, 2025 at 3:00 p.m. via Zoom.

ADJOURNMENT:

With no further business to be brought before the Board at this time, the meeting was adjourned at 4:05 p.m.

Respectfully submitted,
Dean Wendland ccam, Community Manager

APPROVED: _____ DATE: _____