

MISSION HILLS PARK VISTA HOMEOWNERS ASSOCIATION

BOARD OR DIRECTORS MEETING

October 20, 2025

MINUTES

A meeting of the Board of Directors of the Mission Hills Park Vista Homeowners Association was held October 20, 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

Board Members Absent:

Marco Godoy, Director (logged in 3:20)

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 3:00 p.m.

OPEN FORUM: Open forum discussion by homeowners including variety of subjects including budgets, grass scalping/overseeding and pool 5 issue

Secretary Monaghan went through the comments brought forward by homeowners in regards to the letter sent out by the Board of Directors regarding the 2026 budget and the proposed special assessment.

APPROVAL OF MINUTES:

Tabled for next board meeting

APPROVAL OF FINANCIALS:

Treasurer Robinson addressed homeowners questions and then presented the financials. A motion was made by Secretary Monaghan and seconded by Vice President Davis to accept the September financials as presented. The motion passed unanimously.

Budget and Special Assessment:

After board discussion a motion was made by Treasurer Robinson and seconded by Secretary Managhan to approve a 5% special assessment to be assessed as soon as possible by state law. The motion passed unanimously. The Board then discussed the 2026 budget as presented. A motion was made by Secretary Managhan and seconded by Director Godoy to approve the 2026 budget with a 10% increase over current year. The motion passed unanimously.

MANAGEMENT REPORT:

Management informed the board that due to internet issues, the report was not available. Will update at the November meeting.

New/Old Business:

Corado Painting Proposal – the board reviewed and tabled the proposal from Corado Painting to paint trim on garages.

COMMITTEE REPORTS:

Arch Report – No report

Pool – Reported on the missing cover at pool 3 and that they are obtaining proposals. A motion was made by Vice President Davis and seconded by Secretary Managhan to approve work do be done on pool 4. The motion passed unanimously.

Communication – No report

NEXT MEETING DATE:

The next scheduled meeting of the Board is Monday, November 7, 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 3:50 p.m.

Respectfully submitted,
Dean Wendland ccam, Community Manager

APPROVED: _____ **DATE:** _____