

MACA Agenda November 8, 2023

- ❖ **Call to Order** :meeting called to order 11/08/2023
- ❖ **Attendees:**
 - Sherry Grove-198
 - Jacci Mario- 75
 - Wendy Walker- 95
 - William Johnston-15
 - Stephen McGill-22
 - Lisa Brager-101
 - Dawn McCracken-172
- ❖ **Approve October Minutes:** Wendy moved to approve October Minutes, Sherry seconded, all voted to approve.
- ❖ **Financial Review**
 - ❖ Savings balance: \$18,603.53
 - ❖ Checking Balance: \$19,148.45
 - ❖ Unpaid Dues: \$1543.22 plus interest and fees
 - ❖ 6 properties owe \$140 plus interest and fees
 - ❖ 3 owe \$100.88 plus interest and fees
 - ❖ 10 owe \$39.12 plus interest and fees
 - ❖ Reminder statements went out earlier November 1st
 - Costs for fill distribution of dirt for lot 80 would be \$1k-\$3k, how much more do we want to do and how much more do we want to spend to fill in the holes?
 - Goal is to have a safe area for people to walk around the common grounds.
 - Already have invested \$2000, estimated would be \$1500 more to have it completed
 - If we add more soil they would give us credit towards the seed.
 - Looking at rolling the additional cost into the 2024 budget for landscaping
 - We are at \$19k for landscaping currently and our budget was at \$20k. Sherry is going to look at the financials in other areas that weren't currently spent.
 - Budgeted \$1500 for fence repairs-ytd \$0
 - \$500 legal fees not spend
 - \$500 hospitality events-not spent
 - \$2k audit-uncompleted
 - Wendy motioned to pursue finishing the soil for lot 80, Lisa seconded. All approved. Wendy is going to look at getting costs.
- ❖ **Architectural Review**
 - -There was request for a "timed-lawn". Wendy responded the will need to submit more information to the board to provide information supporting it will also be in the best interest of the community.
 - Sherry will email response back that we discussed as a board and here are their next steps.
 - Blue House: we either have to stand by our approval or we have to correct it. We have not received any feedback from Matt. We need to send a letter saying that the color you painted your house was approved during this period of time but moving we would not approve this color. Wendy will put together a draft letter.
- ❖ **Violations Review**
 - Warning notices: replying to a request for roof replacements, looking at waiting for the rain to break before proceeding.

- Violations sent.
- Bill put together a map system to match the houses with the lot numbers to be easier to read for homeowners and the Board.
- ❖ **Technology Review:** updating the website at least monthly
 - Updated last months minutes to the website. Also updated the trash schedule.
- ❖ **Landscaping Review**
 - Need more soil to fill the holes.
- ❖ -Costs for fill distribution of dirt for lot 80 would be \$1k-\$3k, how much more do we want to do and how much more do we want to spend to fill in the holes?
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- ❖ **Miscellaneous**
 - Insurance- Update
 - They have found a company to cover our property liability insurance, and also to cover the board of directors insurance. Sherry is going to go back through the records to see what insurance we have had in the past and the average costs.
 - Last insurance company gave us notice that they would not renew due to getting out of that line of business and are limiting their units to 50.
 - We need to look at finding a volunteer to take on the insurance if it is going to be something annually.
 - Volunteer drive- VP, president, committees.
 - Newsletter – email distribution solution, fall issue
 - Pet waste station mapping
 - Shout out to Bill for amazing community map that has address and lot number.
 - Lisa discussed looking at an HOA Management company to see what items they would be able to take over, what the costs would be etc.. Lisa will pass on information to the board.
- ❖ **General Updates Not Covered**
- ❖ **Open Forum**
- ❖ **Close Meeting**