

**RESOLUTION 6
OF THE BOARD OF DIRECTORS
MISSION HILLS PROPERTY OWNERS ASSOCIATION**

**TO ESTABLISH THE
STREET MAINTENANCE COMMITTEE'S
PURPOSE, RESPONSIBILITIES AND DUTIES**

WHEREAS, the Board of Directors of the Mission Hills Property Owners Association (the "Association"), an Arizona nonprofit corporation, has determined that, in order to further improve communication between the Board and the Lot Owners, a clearly itemized expectation and guidance standard of operations needs to be established for the Street Maintenance Committee;

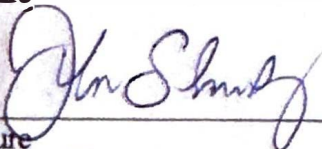
BE IT THEREFORE RESOLVED, that the Board of Directors, in full compliance with all governing documents of the Association, hereby establishes the Street Maintenance Committee Purpose, Responsibilities and Duties which shall be adopted and implemented immediately, published on the MHPOA.ORG website and to the Lot Owners by way of either email or USPS communication.

IN WITNESS WHEREOF, the undersigned members of the Board of Directors Mission Hills Property Owners Association, an Arizona nonprofit corporation, attest that the foregoing Resolution was adopted by the unanimous consent of the Board of Directors of the corporation without a meeting pursuant to A.R.S. §10-3821, which action shall have the same force and effect as if taken at a meeting. This resolution may be signed in counterparts.



Signature

8/15/2024
Date



Signature

8/15/2024
Date



Signature

8/15/2024
Date

MISSION HILLS PROPERTY OWNERS ASSOCIATION

STREET MAINTENANCE COMMITTEE

PURPOSE, RESPONSIBILITIES & DUTIES

Established August 15, 2024

PURPOSE:

The purpose of this Street Maintenance Committee is to function as an Advisory Team to the MHPOA Board with regards to all of the protection, maintenance, repair and replacement of roads for both the private streets of the Mission Hills Property Owners Association and the shared/common road with the Mission Hills Condo Association, as dictated by the shared maintenance agreement.

In that regard, there is an 'Access and Arbitration Agreement' adopted and recorded in July of 1989. What that agreement essentially provides is that the Condo Association and MPHOA establish a combined committee for purposes of the protection, maintenance, repair and replacement of roads in both the MPHOA subdivision and in the Condominium properties, specific to the shared/common road.

Every Lot Owner in the Mission Hills Property Owners Association needs to be aware that the roads in the subdivision, and roads in the adjacent Mission Hills Condo Association's properties, are private roads.

RESPONSIBILITIES:

Under the above referenced shared maintenance agreement, road maintenance expenses, and the cost of those maintenance expenses, are the collective responsibility of the owners living in both the subdivision and condominium properties.

The Street Maintenance Committee is not empowered by the MHPOA's governing documents to unilaterally make any decisions without the full knowledge, agreement, and consent of the Board. Therefore, they are responsible and required to report directly to the Board prior to entering into any verbal or written agreements with regards to any matters concerning the protection, maintenance, repair and replacement of roads.

DUTIES:

1. Condo Association Maintenance Committee Shared or Common Road

- a. Initiate and meet at least once each year with the Condo Association Street Maintenance Committee in order to collaborate on work to be done on the shared or the common road area used from the Mission Hills Estates Mailboxes to the beginning of Pulliam Road which is 998 feet.
- b. Agree on the Contractor to be used for services rendered.
- c. Take and Publish promptly Minutes for all Meetings between the Condo Association and MHPOA Street Maintenance Committee.
- d. Arrange for snowplowing of the estates by the Condo Association's Landscaper.
- e. Advise the MHPOA Board of any verbal or emailed communications, agreements, concerns, or disputes arising related to the roads.
- f. Advise the MHPOA Board of the need to make any decisions concerning potential costs, proposed expenses as related to the shared or the common road with the Condo Association and the MHPOA private roads.
- g. Notify the MHPOA Board of any anticipated road closures related to maintenance of the private roads.

2. Mission Hills Property Owners Association Private Roads

- a. Annually meet with Turco, the historically contracted Street Maintenance Contractor, to discuss all matters related to the private roads in MHPOA.
- b. Collect written estimates from Turco for work to be done.
- c. Advise the MHPOA Board of any verbal or emailed communications, agreements, concerns, or disputes arising related to the roads by Lot Owners.
- d. Advise the MHPOA Board of the need to make any decisions concerning potential costs, proposed expenses as related to the MHPOA private roads.
- e. Schedule Street Maintenance upon Final Approval of the MHPOA Board
- f. Notify the MHPOA Board of any anticipated road closures related to maintenance of the private roads.