

MISSION HILLS PROPERTY OWNERS' ASSOCIATION

Annual Meeting
April 14, 2010

In attendance: Susan Cohen
Mike Maisonneuve
Diana Butitta
Dave & Jaki Wheeler
Paul Edmondson

Call: President Susan Cohen called the meeting to order at 6:45pm.

Establishment of Quorum: Diana Butitta announced that the collective value of members present and ballots received satisfied a required quorum. Association business requiring a quorum includes: election of one director.

Proof of Notice of Annual Meeting: Diana submitted an "Affidavit of Mailing Notice" for the annual meeting. The affidavit describes the method of notice including: deposited in the U.S. mail postage prepaid (or hand-delivered as indicated), addressed respectively to the persons set forth on the attached list marked Exhibit "A" at the address shown next to their names.

Minutes of Preceding Meeting: The 2009 minutes were read by all present. Susan requested the name "John Burton" be properly changed to "Jim Burton" under the 'Meeting Adjournment' section. With no further changes, Dave moved and Jaki seconded to approve the minutes as written.

Financial Report: Diana stated that Hank Beusche reviewed the 2009 accounting records and approved and initialed same. He verbally gave approval that the records are in accordance with Generally Accepted Accounting Principles. Hank also suggested that we consider transferring additional funds to CD's. After discussion, it was decided we would wait until we address the work needed on the streets this year and the amount of \$ needed.

It was suggested that we create a form letter for Hank to sign in the future.

Treasurer's Report: Diana provided an overview of the 2009 revenues, expenses and reserves as well as the 2010 budget and to YTD actual. The figures are as follows:

2009 Total - Revenues -	\$1272.89	Expenses -	\$1051.74
2010 YTD Revenues -	19.37	Expenses -	867.38
2009 Reserves	221.15		

Diana reminded everyone that the 2009 revenues and reserves were significantly reduced due to the one-time assessment reduction passed by the previous Board. She also reminded us that the annual assessment would be increased again in 2010 to **\$246.80** per property. The assessment will continue to increase 10% per year until we reach \$300.00 per property.

Election of Director: The ballots were tallied by Diana and it was reported that Joanna Barstad was unanimously elected to serve the three-year director term. Ballots submitted are available for review. Diana was told that the ballots should have remained sealed until the meeting at which time two non-board members would open and tally them.

Old Business:

Lift station – Dave Wheeler said the last time he spoke to Jim Ciaffoni, Deputy Director for the City of Prescott, he told him the City would fix the street to its original condition. The street was torn up from large equipment used by one of the contractors. To date the City has not done so. Susan will contact Jim and set up an appointment for her and Dave to meet with him. If no satisfaction is gained with that meeting, Susan will contact the Mayor or one of the Councilmen.

New Business:

Shuster's curbing erosion – Mike as offered to contact two contractors to see if they are interested in bidding the job. He will then give us the names to follow through.

Bryant's deck color and weeded yard – The Association received notice of Trustee's Sale that occurred on 10/5/09. Property is now owned by someone other than the Bryants. Susan and Diana will try to obtain information as to who the new owner is and contact them in writing re: the overgrown weed situation, the deck paint color and the past-due 2009 annual assessment. If no positive response from new owner, the Association will incur the cost to correct these things and will be reimbursed upon the sale of the property.

Street repairs – Mike recommends having cracks filled this year – no chip seal. He also recommends we get 3 bids. The Board will address this during a regular scheduled Board meeting.

Meeting Adjournment: Having no further business, Diana motioned for adjournment and Susan seconded the motion.