

MISSION HILLS PROPERTY OWNERS' ASSOCIATION
ANNUAL MEETING OF PROPERTY OWNERS

April 19, 2004

<u>Attending:</u>	Mike & Gayle Maisonneuve	Audra Farnsworth
	Leon & Dorothy Corcoran	Greg Barstad
	Kirby & Barbara Schnell	Jim Burton
	Don McChesney	David & Jaki Wheeler

Proxy: Mike Maisonneuve, President, collected all duly executed proxies and determined a quorum existed.

Call: Mike called the meeting to order at 7:00 p.m.

Proof of Notice: Mike provided proof of notification of the MHPOA annual meeting.

Secretary's Report of the Minutes: David Wheeler asked for any changes to the 2003 Annual Meeting Minutes. First paragraph under Old Business, Audrey Farnsworth should be changed to read Audra Farnsworth. Since there were no other changes, a motion to accept the minutes as written was made by Don McChesney and seconded by Leon Corcoran.

Treasurer's Report: Mike Maisonneuve provided a copy of EOP 2003 and the budget for 2004 to all in attendance. There was a short discussion about clean up of common area adjacent to the Shuster's lot. The association will hire help to do clean out of common areas during this year's annual Spring Clean Up. Also, Mike Maisonneuve stated that back taxes for the common area acquired last year were negotiated with Ross Jacobs. The results were significant reduction in back taxes as well as late fees and interest on unpaid taxes eliminated.

Revenue and Expense Analysis for 2003:

Revenues	\$5,365.66
Expenses:	\$5,365.66

Revenue and Expense Budget for 2004:

Revenues	\$5,120.00 (includes an estimated \$125.00 interest from checking)
Expenses:	\$5,120.00

Mike explained the road reserve funds as well as the crack and chip seal project. Mike explained that fall is the best time to do this work and the association should hold off until most of the heavy (home) construction work is completed.

It was moved, seconded and motion carried to accept the treasurer's report as submitted.

Election of Director: Mike Maisonneuve opened by asking for nominations from the floor followed by him not accepting a nomination for himself. Mike stated that he should step down after have served 8 years. Audra Farnsworth was nominated from the floor. Having no other candidates submitted, nominations were closed. Audra was elected by acclamation.

Old Business: Architectural Control Committee: David Wheeler gave a report of the committee's activities. He stated the committee met nine times this past year...three CC&R complaints; two landscaping projects, lots #35 and #24; five house plans approvals, lots 19, 20, 27, 32 and 34.

David announced that Sue Burton had joined the AC Committee and gave thanks and praised the committee for their work this past year

David further stated that the committee is planning the annual cleanup as soon as the weather warms up, estimated to be in May (the last of April or first part of May).

New Business: The intersection of Mission Way and Whitetail Lane streets is confusing. After a brief discussion about the street signage, Don McChesney volunteered to be the project person to correct the street signage and eliminate the confusion.

David Wheeler suggested that the cluster mail box be moved from its present location to a safer location. He recommended moving the mail boxes to the west side of Mission Way, south of lot #10. After a short discussion, a motion was made to move the mail boxes. The majority of the attendees voted yes to move the mail boxes. Two opposed the move. Mike Maisonneuve asked David to take the lead on this project.

Mike Maisonneuve reminded the Board of Directors that it must meet within ten (10) days to elect new officers.

Meeting Adjournment: Having no further business, the motion was made, seconded and carried that the 2004 annual meeting would adjourn. The meeting adjourned at 8:00 p.m.

For the Association,

David P. Wheeler
Secretary, MHPOA