

MISSION HILLS PROPERTY OWNERS' ASSOCIATION

Annual Meeting
April 13, 2017

In attendance: Kevin Shuster
Paul Edmondson
Mike Maisonnueve
Jim & Carol Ward
Don McChesney
Richard & Mary Kelly
David Wheeler
Dane & Sharon Mortensen

Call: President Don McChesney called the meeting to order at 6:05 pm.

Establishment of Quorum: Don McChesney 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: Carol 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 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 2016 annual meeting minutes and the January 20, 2017 BOD meeting minutes were read by all present. Accepted with no further changes, Jim moved and Dave seconded to approve the minutes as written.

President's Report – Don McChesney:

- Don discussed the progress on the web page for the association. He has replaced the information that was temporarily missing. He wants to put the CC&Rs out on the webpage.
- Don mentioned that a snow removal contract has been signed with Scott Acklin who lives in our subdivision. He did a nice job on the one time he removed the snow in January. Other positive comments were made by homeowners in attendance.
- Don will discuss a proposed change to the CC&Rs under new business.

ACC Report – Paul Edmondson:

- Paul has asked the fire department to visit the subdivision and make recommendations on weed and brush removal. So far they are a no-show. He will follow up with them.
- Mortensons are continuing work on the interior of their home and hope to have everything done by late summer.
- A large juniper tree on the corner of Whitetail and Mission Way is starting to raise the concrete curb. Nothing has to be done at this time, but may require removal later.
- Roberts have permits in from the city but now their contractor is out of town.
- Barstad lots require clearing of weeds and brush.

- Wards installation of rock on upper portion of lot starts 5/8/17.
- Paul spoke about street maintenance – Turco will be working on crack seal starting late April or early May. They then will do the seal coat after Mother’s Day. The seal coat cannot be driven on until the evening of the same day. Carol will have to send out an email to all residents to let them know to park their cars off site if they need to be out that day. The Nazarene Church was mentioned as a possible parking site.

Treasurer’s Report – Carol Ward: Carol reported that Hank Buechse reviewed the 2016 accounting records and approved and signed letter of compliance. Carol provided an overview of the 2016 revenues, expenses and reserves. The figures are as follows:

2016 Total - Revenues -	\$ 8,298	2016 Expenses -	\$4666
12/31/16 Cash in bank	\$31,346.17		

We budgeted \$1500 in 2016 for street repairs for crackfill. The work has been completed and is over budget at \$2671.

Election of Director: The ballots were tallied and it was reported that Don McChesney was unanimously elected to serve a three-year director term. Ballots submitted are available for review.

New Business:

- Paul mentioned that he had been given some plans of the home addition to the Morrison’s home which were from the previous owners. A discussion was held whether or not this was something the ACC committee should retain. It was decided to give the plans to the current owners, the Morrisons.
- Don discussed his desire to revise the CC&Rs for Paragraph 13.7 describing the parking in driveways. He would like to amend this paragraph to allow home owners to park one insured, functioning and registered vehicle in their driveway at any time without having to obtain a waiver. Paul brought his thoughts, concerns and proposed impact to the neighborhood in a three page memo which he distributed to those at the meeting. After a lively and extended discussion, the decision was made to temporarily table the proposed change. Don will write up proposed changes to Paragraph 13.7 and call a BOD meeting to discuss the wording. Carol will then email (and mail to those without email) the proposed change with a ballot for the homeowners. If a homeowner does not vote, it is considered a “no” vote. Two-thirds of the homeowners must approve the change for it to be incorporated in the CC&Rs.

Unfinished Business:

- Board members will meet to elect positions immediately after meeting.

Meeting Adjournment: Having no further business, Dave motioned for adjournment and Jim seconded the motion at 7:15 pm.

***Immediately following the meeting, the 3 Board members named officers:

Don McChesney, President
 Paul Edmondson, VP and Chairman of ACC
 Carol Ward, Secretary/Treasurer