

**MISSION HILLS PROPERTY OWNERS' ASSOCIATION**  
ANNUAL MEETING OF PROPERTY OWNERS

March 26, 2002

|   |                       |
|---|-----------------------|
| <b><u>Attending:</u></b> Mike & Gayle Maisonneuve | William & Fay Evans   |
| Leon Corcoran                                     | Greg & Joanna Barstad |
| Scott Acklin                                      | Walter & Joyce Patten |
| 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 6:45 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 2001 Annual Meeting Minutes. Since there were no changes, a motion to accept the minutes as written was made by Joyce Patten and seconded by Leon Corcoran.

**Treasurer's Report:** Mike Maisonneuve provided a copy of EOP 2001 and the budget for 2002 to all in attendance. Mike explained that a late assessment was collected but not before incurring a penalty and a lien-filing fee. All three entries are shown on the financial report. There was a short discussion about the common area adjacent to the Shuster's lot. The County Assessor Record shows that Bank One is the owner and there are back taxes due. Mike proposed that MHPOA notify Bank One of a "Quit Claim" action and MHPOA pay these back taxes. This action is shown as an expense budget item, Property Tax, for Budget Year 2002. David Wheeler was asked to take the lead to complete the "quit claim" action.

Revenue and Expense Analysis for 2001:

|                             |   |
|-----------------------------|---|
| Revenues                    | \$4,936.16                                    |
| Expenses:                   | \$4,936.16 (Includes \$3,264.91 for reserves) |
| Cumulative Reserve Balance: | \$21,890.28                                   |

Revenue and Expense Budget for 2002:

|           |  |
|-----------|--|
| Revenues  | \$5,651.82 (includes an estimated \$285.00 interest from checking;<br>\$185 late assessment, \$86.82 late penalty and \$100 lien filing fee) |
| Expenses: | \$5,651.82 (including \$2,500.00 for reserves)   |

Mike asked David Wheeler to present the audit results conducted by David and Joyce Patten. David gave a report and passed out a copy of the audit report.

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

**Election of Director:** Mike Maisonneuve opened by nominating Don McChesney for the board of directors. Having no other candidates submitted, nominations were closed. Mr. McChesney was re-elected by acclamation.

## MISSION HILLS PROPERTY OWNERS' ASSOCIATION

**Old Business:** Turning our streets over to the City of Prescott: After a discussion of the pros and cons to having the city take over Mission Hills streets, it was decided that there were more pros to retain our street maintenance than to turn it over to the city. The Mission Hills Condo Association has not budgeted for street maintenance. It was decided that MHPOA should continue the maintenance of our streets.

Architectural Control: Scott Acklin gave a report of the committee's activities. Fay Evans stated that she must leave the committee and suggested someone else volunteer. Leon Corcoran stated he would volunteer as a member of the Architectural Committee. Mike gave praise to the committee as well as the success of last spring's cleanup. Scott stated that he would begin plans for another cleanup day.

**New Business:** Mr. McChesney gave a review of MHPOA's Covenants, Conditions and Restrictions (C C & R's). After a brief discussion, David Wheeler suggested a review of guest parking might be in order. David suggested that overnight parking on Driveways should be addressed and permitted for overnight guest or weekend visitors. At present, there is no allowance for such parking. Mike asked David to write something for presentation. Fire hazards and lot owners responsibilities was another issue discussed at length. Don McChesney suggested that the association contact the forestry department to review Mission Hills, identify fire hazard areas and make recommendations. Mike asked Don to take the lead, contact the fire department and prepare action report.

Upgrade landscaping at Pulliam Street entrance: Mike reported that he had a landscaping bid obtained by the Condo association. The bid was extremely high for the proposed landscaping. Mike suggested that we MHPOA offer our labor resources to do some of the work. The landscaping proposal included a drip system, some lighting, boulders, and decorative rocks. All of this requires maintenance and constant care. It was agreed that MHPOA would offer labor resources.

Scott Acklin and Leon Corcoran volunteered to organize a spring clean-up day. Fay stated she would help to organized the cleanup.

**Meeting Adjournment:** Having no further business, the motion was made, seconded and carried that the 2001 annual meeting would adjourn. The meeting adjourned at 8:45 p.m.

For the Association,

David P. Wheeler  
Secretary, MHPOA