

MISSION HILLS PROPERTY OWNERS' ASSOCIATION

Annual Meeting
March 29, 2011

In attendance: Alan & Susan Cohen
Diana Butitta
Paul Edmondson
Dave & Jaki Wheeler
Jim Burton
Jim & Roxanne Welch
Kirby Schnell

Call: President Susan Cohen called the meeting to order at 7:00pm.

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 2010 minutes were read by all present. Accepted with no further changes, Kirby moved and David seconded to approve the minutes as written.

President's Report: Outgoing President, Susan Cohen, expressed thanks to everyone for their support and help and a special thanks to Paul for his help in compiling a current paint list. She also expressed her desire to schedule a picnic for all property owners sometime this summer.

Financial Report: Diana requested that her report be held off until discussion of snow plowing and street repair issues.

New Business:

Snow plowing: David Wheeler made a presentation re: the snow plowing issue with 2 quotes –

- From an unnamed source came in at \$300 for our roads – no driveways.
- Common Ground (the company used by the condos) came in at hourly rates of \$65/hour for the tractor & \$25/hour for the bobcat. The condos pay \$1000-\$1200 per plow which includes driveways.

With regards to emergency vehicles having access to our roads in a snow storm, Kirby presented a hand-out documenting his conversations w/ various City, Fire Dept and Ambulance officials (see attached).

Street repairs: Kirby presented the details re: the contract recently signed by the BOD to have the streets crack sealed and seal coated (see attached). The repairs are due to begin the end of April w/ seal coating scheduled for the first week in May.

The BOD needs to decide on how we want the process to take place – i.e. 1 day of completely closed streets or 2 days w/ half the street closed. Residents will be asked to have their cars out of the complex by 7am and able to return after approximately 7pm. Church will allow us to park in their lot during this process.

Jim W suggested we send letters out one week before and hand out flyers the day before repairs begin. Maybe follow up w/ emails. The Board will act on this at their next scheduled meeting.

Treasurer's Report: Diana stated that Hank Beusche reviewed the 2010 accounting records and approved and initialed same. He verbally gave approval that the records are in accordance with Generally Accepted Accounting Principles.

Diana provided an overview of the 2010 revenues, expenses and reserves as well as the 2011 budget and to YTD actual. The figures are as follows:

2010 Total - Revenues -	\$ 6,606.00
2010 Expenses -	992.53
2010 Reserves	5,613.47
12/31/10 Cash in bank	26,709.09

She reminded us that the annual assessment would be increased by 10% again in 2011 to **\$271.48** per property. The assessment will continue to increase 10% per year until we reach \$300.00 per property. Discussion re: how to proceed w/ increases if we want to begin an annual street maintenance program. BOD will decide at a future meeting and send out a notice with the August assessment statement.

Election of Director: The ballots were tallied by Roxanne Welch and Jim Burton and it was reported that David Wheeler was elected to serve the three-year director term. Ballots submitted are available for review.

Old Business:

COP street repairs - Susan Cohen stated that all street repairs at the bottom of Mission Way have been completed to our satisfaction by the COP.

Shuster's erosion - David stated that after having 2 engineers look at the erosion under the Shusters curbing, it was determined it will be 20 years or so before a problem arises. The BOD will address at a later date.

Bryant's deck color and weeded yard – property still in foreclosure. A letter was sent last year to BofA (the trustee) re: the repairs needed and past-due assessments. As of this date, no response from them.

Meeting Adjournment: Having no further business, Kirby motioned for adjournment and Jim B seconded the motion at 8:45pm.

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

David Wheeler, President
Paul Edmondson, VP and Chairman of ACC
Diana Butitta, Secretary/Treasurer