

MISSION HILLS PROPERTY OWNERS' ASSOCIATION

Annual Meeting
June 12, 2020

In attendance: Kevin Shuster Mike & Debbie Sullivan
 David Wheeler Jackie Wheeler
 Don McChesney Jim & Carol Ward
 John & Sue Shirley Paul Edmondson

Call: President John Shirley called the meeting to order at 6:06 pm. The meeting was held in June due to Covid-19 and restrictions.

Establishment of Quorum: John Shirley 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 and vote on parking amendment.

Proof of Notice of Annual Meeting: Jim Ward 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 2019 annual meeting minutes were read by all present. Accepted with no further changes, Don moved and Paul seconded to approve the minutes as written.

President’s Report – John Shirley:

- John mentioned the purchase of the Laptop for the HOA. It will be used by the Secretary/Treasurer.
- Web site has been created and has all of the forms necessary for the home owners.
- Kevin Shuster brought up privacy and trespassing on his property. Kevin became very agitated with Dave Wheeler. He accused him of trespassing on his property and being a peeping tom. Dave denied both and the President and Secretary had to caution Kevin about his behavior during the meeting. John reminded Kevin to stay on topic. This was not an agenda item and was not an appropriate subject for the business meeting.

Treasurer’s Report – James Ward:

2019 Accounting –

- Hank Buesche reviewed 2019 accounting – see letter.
- Collected \$8100 in assessments
- \$50 in late fees
- Expenses = under budget for Street Maintenance (None needed \$14,00.00).
- Expenses = over budget for Snow Removal: January and February(\$700.00), Professional Fees (\$1,537.00).
- 1 CD at Amtrust Bank totaling \$18,756.92 as of 12/31/19.
- Checking acct at \$10,819.43 @ 12/31/19 (now at \$7,223.22)

John moved that the report be approved as written and Paul seconded.

Election of Directors: The ballots were tallied and it was reported that Dave Wheeler was elected to serve on the Board of Directors. Ballots submitted are available for review.

The vote to change Amendment of CC&R's for Parking was approved by over 67% of the property owners. Ballots submitted are available for review.

Architecture Control Committee Report: (David Wheeler)

- Flags and signs (Title statute 33-1808) was recommended to be followed after another heated debate with Kevin Shuster. Kevin was cautioned that he would be asked to leave if there was another outburst during the meeting. HOA has not had any reports of non-compliance with State Statute at this time and the Assn. Rules and Policies will be amended to eliminate the detail about signs and flagpoles and replaced with just a referral to the state codes with the website page Don provided.
- Drainage at 2271 Mission Way was brought up by Dave. Had City engineer check out the drain and area surrounding the drain. Recommended buying large boulders to fill in and add a grate to the drain.

New Business:

- Need to get new board officers signed up for the BMO Harris Checking account and CD account at Amtrust bank.
- Suggested a letter to the City about Pullium/Douglas Roads and their disrepair. Also a letter to the City about the Property on Nolte Dr. behind Don McChesney and the need for Fire-wise clean-up of the owners property (John suggested that Don McChesney will try to send a letter to the City).

Meeting Adjournment: Having no further business, John motioned for adjournment and Kevin seconded the motion at 7:04 pm.

***Immediately following the meeting, the 3 Board members named Dave Wheeler as Vice President and ACC Chairman, John Shirley as President and James Ward as Secretary/Treasurer.

JAMES WARD
Secretary/Treasurer