

MISSION HILLS PROPERTY OWNERS' ASSOCIATION

Annual Meeting

March 24, 2022

ATTENDANCE: John & Suzanne Shirley Paul Edmondson Mike Sullivan

Don & Erika McChesney Mary Kelly Ethan Wolfinger Dane Mortenson

David Wheeler Kimberly Stiller

CALL: John Shirley called the meeting to order at 6:02pm. The meeting was held in the Founder's Room, Prescott Public Library.

ESTABLISHMENT OF QUORUM: John Shirley established a quorum, 18 ballots received and 10 lots present which represented 67 percent of home/lot owners.

NOTICE OF ANNUAL MEETING: All association members were notified by email except for the following: Sullivan (Lots 20 & 21); Stein (Lot 23); Bachman (Lot 32); Buechse & Mathews (Lots 17 & 35). They were notified by US postal service.

MINUTES OF PRECEDING MEETING: The 2021 annual meeting minutes were presented to attendees. Don McChesney moved the minutes be accepted as written seconded by John Shirley

TREASURER'S REPORT: David Wheeler passed out the 2022 Budget Track report and Summary 2021 Income & Expenses from January 1, 2021 through December 31, 2021. This year's contributions to Street Reserves were \$2210.13 about \$2100 less than usual amount. Landscaping was \$2700 more than budgeted as well as Legal expenses being \$103 more and our revenues failed short of our projection.

ELECTION OF DIRECTOR: Kimberly Stiller received 67 % of membership voting and was elected as the newest Director to serve a 3-year term.

ARCHITECTURAL CONTROL COMMITTEE: Don McChesney reported that the common area next to Shuster's Lot #10 required a dead tree removed, two others trimmed and dead growth taken out among other clearing work.

The drainage between Lots 26 & 27 required major work because of heavy water runoff causing backup onto the street along with mud building up in front of 2293 Mission Way. The street curb allowing water flow into the drainage needed work and a grate was added and needed at the culvert. The curb on opposite side also needed work. The curb had to be cutout and some rock work needed preventing water damming onto the street. The work should significantly improve the drainage problems.

The Roberts', lot 19, fencing for a dog run and play area was approved. The area looks great. The Board extends a special thank you to the Roberts for taking the time and the patience to do this project right.

Barstad and Mortenson closed on their recent purchases of vacate Lots 31 and 28 respectively.

There was a complaint concerning lighting and curbing issues with Lot #11, Stiller. ACC addressed the issues and the complaint was satisfactorily solved.

Don addressed the McChesney's garage upgrades that included Garage Door, Cabinets and Specialty Garage Flooring. The project will be requiring two U Boxes (Storage) to be placed on their driveway and their vehicles being parked on the driveway as well. The overall project should take about 30-days.

John Shirley stated that a real estate agent inquired about our HOA giving approval for an entrance onto Mission Way south of Shuster's drive. The entrance was needed because the odd shape lot outside of our HOA common area. The BOD stated NO. This would be a bad idea. Our HOA would not benefit from this and it will be impossible to control the use of Mission Way. Furthermore, Lots 10, 11, & possibly Lot 12 views would change. After discussion, the majority agreed that this would be a bad idea.

Paul Edmondson asked when our roads were last inspected. Paul expressed concerns about the number of areas. David said he along with Ronnie from TURCO inspected the streets about 6 months ago. Paul said that some areas looked bad and he was concerned that it may start crumbling and required major repair expense. David said that he will contact Turco to take another look but he thought that Crack Seal is scheduled soon.

Mary Kelly stated that lots on both side of their lot need attention. Maybe a letter to all property and home owners telling them to be a good neighbor and help the community to be fire wise. This past winter has been a fairly dry and all property owners should start cleaning up their lot from excessive growth.

OLD BUSINESS: David Wheeler received bids for snow removal. Only 1 bid was received from Jonny Tree and Landscaping LLC. The HOA accepted their proposal and a contract has been signed. This year the HOA required their service once for at the expense of \$220.

Having no further business Don asked for closing the meeting and John seconded at 7:10 pm.

FOR THE BOARD OF DIRECTORS


DAVID WHEELER
Secretary/Treasurer