

MISSION HILLS PROPERTY OWNERS' ASSOCIATION
Annual Meeting

March 27, 2007

Attending: Jackie & David Wheeler
Susan & Alan Cohen
Don McChesney
Sue Dykeman

Barbara & Kirby Schnell
Gayle & Mike Maisonneuve
Diane Butitta

Call: David Wheeler, President called the meeting to order at 6:30 PM.

Proof of Notice of Meeting: Mike Maisonneuve submitted an affidavit of mailing of the notice of the annual meeting deposited in the United States 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 to their names.

Minutes of Preceding Meeting: There being no changes to the April 26, 2006 annual meeting minutes, the motion to accept was made, seconded and the minutes were adopted as submitted.

Financial Report: On behalf of Mr. Henry Buechse, Mike Maisonneuve reported on the solvency of the association and stated that, in Buechse's opinion, in all material respects, the association conforms to the generally accepted accounting principles.

Additionally, Maisonneuve reported that Buechse recommended that the Board of Directors adopt an enhanced investment strategy for funds held in reserve. Mike noted that prior to the recent expenditures relating to the crack and chip seal work; funds were invested in certificates of deposit (CD's). It will be board policy to once again adopt a CD investment strategy.

Treasurer's Report: Mike Maisonneuve provided an overview of the 2006 EOP and the 2007 YTD results for the association's revenues, expenses, and reserves.

2006 EOP- Revenues: \$5,256.55	Expenses: \$5,256.55
2006 YTD- Revenues: \$328.85	Expenses: (\$126.76)
2005 Roadway & Sign Reserve	Expenses: \$1,225.00

President's Report: David Wheeler reported that following his extensive review, the Mission Hills Property Owners' Association Covenants, Conditions and Restrictions (CC&R) and By-Laws conform to current Arizona State Statutes.

David also commented on the recently completed property owner questionnaire/survey response. He thanked those who responded.

Architectural Control Committee Report: Additionally, Don McChesney provided a detailed report regarding the recently completed survey. By all indications, based on the summation from respondents, the property owners expressed a positive tone. Don committed to follow up on the results of the survey. In particular, he will be contacting the respondent that rated the board responsiveness as “3” and raised a concern regarding snow removal. The questionnaire/ survey summary is attached.

Don reported on restriction violation enforcement actions. This past quarter the ACC and the Board of Director’s were forced to go to court in order to enforce CCR section 13.7 concerning overnight parking. The mediation resulted in a payment from the homeowner to the association for \$800. This covered our legal expenses and a mediated payment for fines incurred.

Don reminded attendees of the impending free annual trash pickup provided by the city of Prescott.

Election of Director: Mike Maisonneuve reported that the 2007 election of director ballots accompanied the association’s annual meeting notice. The affidavit of mailing is noted in the aforementioned. Barbara Schnell and Sue Dykeman agree to act as the election committee. There were 23 ballots received and tallied. Mike Maisonneuve was elected to serve the three-year term. The ballots are available for review. Additionally, Dave thanked Susan Cohen and Diane Butitta for their participation as candidates.

Old Business: The Board of Directors request that property owners continue to keep their lot vegetation under control. The ACC will continue to notify owners if it is perceived that the vegetation becomes a nuisance. Nuisance is described as, as excessive seed throw, becoming potential ladder fuel for fire, or encroaching on another property owner’s lot.

New Business: During an open discussion, it was noted that the street sign, which directs traffic at the intersection of Mission Way and Whitetail Lane does not work. The ACC will review and work out a resolution.

It was recommended that the stop sign at the above-mentioned location be changed to a yield sign. The ACC will review and report on any potential change.

Kirby Schnell, recognizing that owners have the right to determine the density of property vegetation, appealed to all to consider the impact on habitat for the Mission Hills’ animal kingdom. This kingdom, including a number of native critters, continues to be of much enjoyment to all.

Meeting Adjournment: Having no further business, the motion to adjourn was made, seconded and carried. The meeting adjourned at 7:55 PM.

For the Association,

Mike Maisonneuve - Director