

MISSION HILLS PROPERTY OWNERS' ASSOCIATION

Annual Meeting
March 28, 2013

In attendance: Diana Butitta
Paul Edmondson
Dave & Jaki Wheeler
Jim & Sue Burton
Kirby & Barbara Schnell
Ethan & Laurel Wolfinger

Call: President David Wheeler called the meeting to order at 7:16pm.

Establishment of Quorum: David Wheeler 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 2012 minutes were read by all present. Accepted with no further changes, Kirby moved and Ethan seconded to approve the minutes as written.

President's Report – David Wheeler:

- David Wheeler explained drainage issues that exist around the homes and the POA's responsibilities which are to ensure water flows freely thru them – not responsible for individual erosion problems. Paul, Kirby and David had personally done some work to clear drainage pathways. Specifically mentioned one homeowner who wanted the POA to pay for his erosion issues. The BOD had denied the request.
- Speed bumps – speeding still a problem – Kirby mentioned specific cases where individuals are coming thru the gatehouse on the wrong side to avoid the incoming speed bump.
- Jim Burton asked about Maisonneuve's sale – whether it had closed – we don't know.
- Kirby asked about Moody's property for sale.

ACC Report – Paul Edmondson:

- Paul reported that three open items are Sudora/Hunt screened porch and Shuster's & Moody's landscaping. He will get with owners and determine if the work is complete.
- Reported that Ron Thomas's dog is getting loose and scaring pedestrians. He has been warned and will cooperate in keeping his dog tied up. Can be fined \$125 by the City if 2 people sign a complaint.

- Paul praised Kirby for his handling of the street maintenance – he has done a lot of research, etc. Kirby reported that we just completed crackfill of our roads. Sealcoat will be done after June 15th after the Condo Assn next meeting to determine if they will participate. Kirby predicts that we will be able to go three years now before we have to do another sealcoat depending on weather. Jaki thanked Kirby for his efforts.
- David mentioned that it is Paul’s 3rd year on the BOD and that he has been a great liason & communicator between the property owners and the BOD.

Treasurer’s Report – Diana Butitta: Diana reported that Hank Buechse reviewed the 2012 accounting records and approved and signed letter of compliance. Diana provided an overview of the 2012 revenues, expenses and reserves as well as the 2013 budget and to YTD actual. The figures are as follows:

2012 Total - Revenues -	\$ 8,150.00 including 2 transfer fees
2012 Expenses -	7,910.61 (includes \$1700 in street repairs)
2012 Reserves	added \$3800 to street reserves in 2012
12/31/12 Cash in bank	\$22,796.91

We are budgeting \$11,000 in 2013 for street repairs to include the sealcoat. After all budgeted expenses we will have to take \$6500 from the reserves in 2013. Kirby noted that we should only have to budget \$2500 for street repairs in 2014 & 2015 and then \$11,000 again in 2016. This will give us a couple years to rebuild our reserves.

New Business:

- Kirby urged everyone to pick up after their dogs and to encourage non-residents who walk through our neighborhoods to do the same.
- We are having our streets sealcoated this summer. The estimate is \$11,000 from Turco.

Election of Director: The ballots were tallied by Kirby and Barbara and it was reported that **Paul Edmondson** was elected to serve a three-year director term. Ballots submitted are available for review.

Old Business:

Meeting Adjournment: Having no further business, Kirby motioned for adjournment and Jaki Wheeler seconded the motion at 8:30pm.

***Immediately following the meeting, the 3 Board members decided to keep their current positions:

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