

MISSION HILLS PROPERTY OWNERS' ASSOCIATION
ANNUAL MEETING OF PROPERTY OWNERS

April 2, 2003

Attending: Mike & Gayle Maisonneuve
Leon & Dorothy Corcoran
Kirby & Barbara Schnell
Don & Erica McChesney

Angelo & Diana Olivas
Greg & Joanna Barstad
Jim & Sue Burton
David & Jaki Wheeler

Proxy: Mike Maisonneuve, President, collected all duly executed proxies and determined a quorum existed.

Call: Mike called the meeting to order at 7:00 p.m.

Proof of Notice: Mike provided proof of notification of the MHPOA annual meeting.

Secretary's Report of the Minutes: David Wheeler asked for any changes to the 2002 Annual Meeting Minutes. Since there were no changes, a motion to accept the minutes as written was made by Don McChesney and seconded by Leon Corcoran.

Treasurer's Report: Mike Maisonneuve provided a copy of EOP 2002 and the budget for 2003 to all in attendance. There was a short discussion about the common area adjacent to the Shuster's lot. Bank One agreed and signed a "Quit Claim" request from MHPOA. County Assessor has yet provided MHPOA the back taxes due. This estimated tax is shown as an expense budget item, Property Tax, for Budget Year 2003.

Revenue and Expense Analysis for 2002:

Revenues	\$5,553.24
Expenses:	\$5,553.24 (Includes \$3,734.35 for reserves)

Revenue and Expense Budget for 2003:

Revenues	\$5,301.82 (includes an estimated \$120.00 interest from checking; \$86.82 late penalty and \$100 lien filing fee)
Expenses:	\$5,301.82 (including \$2,500.00 for reserves)

David Wheeler presented results of an expense audit conducted by him. David stated that he did a 100% verification of expense receipts. All but a \$10.00 withdrawal was accounted. David stated that this expense occurred four years ago and appeared to be a reimbursement for a personal expenditure for MHPOA business.

Mike explained the road reserve funds as well as pending road repair project. Bids are over amounts he believes they should be. He is continuing the negotiating process.

It was moved, seconded and motion carried to accept the treasurer's report as submitted.

Election of Director: Mike Maisonneuve opened by nominating David Wheeler for the board of directors. Having no other candidates submitted, nominations were closed. Mr. Wheeler was re-elected by acclamation.

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Old Business: Architectural Control Committee: David Wheeler gave a report of the committee's activities. He stated the committee met seven times this past year...two concerning lot #33, McChesney's project; three formalizing our current Guidelines and Procedures booklet; two concerning current overnight parking. A proposed overnight parking revision to the CC&R was submitted to the Board for review. Currently, there are no projects under committee's review. There are indications that lots #34 (Audrey Farnsworth) and #27 (Tom Anderson) may soon be build upon.

David reported that he received two telephone CC&R complaints. He stated that verbal complaints will not be acted upon. Anyone wishing to make a complaint for ACC to act upon should follow the instructions written in the ACC Guidelines. There are two methods/remedies of violations; first, the complainant may address the subject with the violating lot owner. Secondly, submit the complaint in writing using the Complaint Form in the booklet.

David gave praise to the committee and the Board for their work this past year particularly the newly published Guidelines and Procedures booklet. David further stated that the committee is planning another cleanup the last of April or first part of May.

Fire hazards and lot owners' responsibilities were discussed at length. Don McChesney stated that he has contacted the fire department to review Mission Hills, identify fire hazard areas and make recommendations. The fire department tree removal is heavily taxed and asked that Don to call back in about three to four months.

New Business: There was no new business.

Meeting Adjournment: Having no further business, the motion was made, seconded and carried that the 2003 annual meeting would adjourn. The meeting adjourned at 8:30 p.m.

For the Association,

David P. Wheeler
Secretary, MHPOA