

MISSION HILLS PROPERTY OWNERS' ASSOCIATION

Annual Meeting
May 11, 2016

In attendance: Kevin Shuster
Paul Edmondson
Ethan Wolfinger
Kirby & Barbara Schnell
Don & Erika McChesney
Jim & Carol Ward
David Wheeler

Call: President Don McChesney called the meeting to order at 6:36 pm.

Establishment of Quorum: Don McChesney 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: Carol 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 2015 minutes were read by all present. Accepted with no further changes, Kirby moved and Dave seconded to approve the minutes as written.

President's Report – Don McChesney:

- Don discussed the progress on the web page for the association. Don has worked with GoDaddy and has obtained the domain name of mhpo.org for 3 years and use of the website personal builder for 5 years. He then gave a demonstration on the computer of the website completed so far. Buttons for the Home Improvement Application form and CC&R violation complaint are currently on the website. Don wants to add buttons for the CC&Rs and Architectural request form. Everyone expressed their appreciation for all the hours Don had spent creating the website.
- Don announced that the members of the ACC are Kirby, Paul, Scott Aklin (for larger construction) and David Wheeler.
- Don and the other board members expressed their condolences to Matt Buttita on the passing of Diana and also to the Eichler family on Trudy's passing. Diana's celebration of life will be at Matt's Saloon on Saturday 5/14 from 1-4 pm.
- A request for updating phone and emails should be sent to all home and lot owners. Carol will send along with the minutes of the annual meeting to all MHPOA members.

ACC Report – Paul Edmondson:

- Mailboxes – All re-labeling has been done by Paul for those who asked that it be done.
- Mortensons are waiting on the city for approval to continue their renovations.

- Kelly's have finished landscaping
- Roberts are waiting on an architect to continue.
- Acklin project is still in progress.
- Wards installation of new windows starts 5/12/16
- Bachmans are doing stucco work.
- Kirby spoke about street maintenance – Turco has completed the crack seal and re-did 90% of the previous work. Turco resurfaced the lower cul-de-sac at no cost. We will probably have to do a complete seal coat in 2017 at approximately \$11,000.

Treasurer's Report – Carol Ward: Carol reported that Hank Buechse reviewed the 2015 accounting records and approved and signed letter of compliance. Diana provided an overview of the 2015 revenues, expenses and reserves. The figures are as follows:

2015 Total - Revenues -	\$ 8,317 including 2 transfer fees, & int
2015 Expenses -	2,083
12/31/15 Cash in bank	\$27,637

We budgeted \$2250 in 2016 for street repairs for a crackfill. The work has been completed and is slightly under budget at \$2227.

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

New Business:

- Paul mentioned that the approved exterior colors were listed on the Dunn Edwards website and reminded us of the 35% discount on exterior and interior paints offered to MHPOA. A discussion followed and it was determined that these are the recommended colors. Anyone can request an exception to the colors and submit it to the ACC committee.
- Erika mentioned that a heavy construction truck had cracked their driveway while turning around. A discussion was held and it was decided to put a request in the newsletter to all homeowners that construction trucks should be using the cul-de-sacs for turning around.
- Jim inquired on the roughness of the speed bumps. Kirby said that they were designed to help with drainage on the properties and also for protection for those parked at the blind spot at the mailboxes.

Unfinished Business:

- Mostly covered in Officer's reports.

Meeting Adjournment: Having no further business, Dave motioned for adjournment and Kirby seconded the motion at 7:40pm

***Immediately following the meeting, the 3 Board members named officers:

Don McChesney, President
 Paul Edmondson, VP and Chairman of ACC
 Carol Ward, Secretary/Treasurer

