

# MISSION HILLS PROPERTY OWNERS' ASSOCIATION

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Annual Meeting  
March 25, 2014

**In attendance:** Diana Butitta  
Paul Edmondson  
David & Jaki Wheeler  
Kirby Schnell  
Don McChesney

**Call:** President David Wheeler called the meeting to order at 7:15pm.

**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 2013 minutes were read by all present. Accepted with no further changes, David moved and Paul seconded to approve the minutes as written.

## **President's Report – David Wheeler:**

- As David is leaving the Office of President of the BOD, he expressed his satisfaction of knowing our property is in good condition and thanked his fellow Board members for their efforts.
- Thanks to Kirby for handling the street maintenance. David said the streets have never looked so good.
- Kirby spoke about the streets – it is our 3<sup>rd</sup> year doing the crack fill and there were only a small amount of additional cracks this year so our cost this year will be lower. Continue to do the crackfill every year and sealcoat every 2-3 years as needed. This year the seal coat will be performed when overnight temps stay above 50 degrees.

## **ACC Report – Paul Edmondson:**

- Cement work by 2256 Whitetail Ln and by drain at bottom of hill will be done Apr 28<sup>th</sup>.
- Armstrong landscaping is still in progress
- Roberts want to paint, landscape and put up fencing but they have yet to submit a request.
- Paul recommends everyone leave a key with a neighbor as a safety precaution when we are out of town.
- Asked that we distribute phone numbers of all Officers and ACC Members to the community.

- Mid April the FireWise Review by the Prescott Fire Dept will be completed to determine if our community is fire safe.
- Announced our 2 new neighbors:
  - Kelly's – here in winter, Maine in summer
  - Bachman's – here in summer, Saudi Arabia other times.

**Treasurer's Report – Diana Butitta:** Diana reported that Hank Buechse reviewed the 2013 accounting records and approved and signed letter of compliance. Diana provided an overview of the 2013 revenues, expenses and reserves as well as the 2014 budget and to YTD actual. The figures are as follows:

2013 Total - Revenues -	\$ 8,500.00 including 3 transfer fees, pastdue assmt & int
2013 Expenses -	4,300.00 (includes \$2200 in street repairs)
2013 Reserves	added \$4200 to street reserves in 2013
12/31/13 Cash in bank	\$26,992.05

We are budgeting \$12,000 in 2014 for street repairs to include the sealcoat, which we postponed last year, & crackfill plus \$1000 for concrete repairs. After all budgeted expenses we will have to take \$8000 from the reserves in 2013.

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

**New Business:**

- Discussion between Don & Kirby re: Moody's landscape problems. Don unhappy with ACC because of the lack of assistance he received when he submitted his complaint re: Moody.

**Old Business:**

- Mostly covered in Officer's reports.
- Kirby suggested we get another ACC member to keep the 3 member committee. It was suggested that perhaps Scott Acklin would accept the position.

**Meeting Adjournment:** Having no further business, David motioned for adjournment and Diana seconded the motion at 8:00pm.

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

Don McChesney, President  
 Paul Edmondson, VP and Chairman of ACC  
 Diana Butitta, Secretary/Treasurer

Next BOD meeting will be in June.