

MISSION HILLS PROPERTY OWNER'S ASSOCIATION

MHPOA519@gmail.com

Owners' 2024 Annual Meeting

Tuesday, April 02, 2024

MINUTES

ORDER OF BUSINESS:

I. CALL TO ORDER:

- a. Don McChesney, President called the meeting to order at 5:12pm. Attendees signed in and were acknowledged and thanked for coming.
- b. The meeting was held at Prescott Public Library, Founder Suite B, 215 E Goodwin Street, Prescott, AZ 86303
- c. MHPOA AGENDA Package of 24 pages was provided to all in attendance. Attached to the Agenda were the 2023 Annual Meeting Minutes, the 2023 MHPOA Secretary's Report, MHPOA News Letters dated 12/09/2023 and 6/16/2023, the Road Maintenance Meeting Minutes dated 03/05/2024, Access and Arbitration Agreement dated 6/12/1989, Update CCR'S Committee Meeting Minutes, and the MHPOA Treasurer's Report which did include the Banking Summary, 2024 Annual Assessments spreadsheet, Summary-2023, Income/Expense Report 2023, and the 2021-2023 Comparison Report by Category.

II. ATTENDANCE:

- a. All of the Board Members:
 - i. Don McChesney, President Email: dmcches@gmail.com (928) 710-2880
 - ii. Ethan Wolfinger, Vice President Email: ethanwolf333@gmail.com (928)420-1544
 - iii. Kimberly Stiller, Treasurer/Secretary Email: MHPOA519@gmail.com Text:(818) 335-8968
- b. MHPOA OWNERS PRESENT: Paul Edmonson, Suzanne & John Shirley, Mary Kelly, Jackie & David Wheeler, Greg Barstad, Erika McChesney, Carol & James Ward

III. A QUORUM IS ESTABLISHED

IV. NOTICE OF ANNUAL MEETING:

- a. Notice to the Owners was published by way of email on 3/7/2024, 3/26/2024, 4/1/2024, 4/2/2024.
- b. UNANIMOUS APPROVAL OF 2023 ANNUAL MINUTES BY THE BOARD. A motion was made by Kimberly Stiller, and Don McChesney seconded to accept the 2023 MHPOA ANNUAL MINUTES. The vote passed unanimously. A copy of the approved Minutes had already been published to the Owners on 12/9/2023.

V. PRESIDENT'S REPORT: Don was acknowledged and thanked for his many years of service to the MHPOA. Don briefly recapped the negotiation efforts of the board with regards to renegotiating the Access & Arbitration Agreement with the Condos, and the continued effort of the Board to increase communication and transparency with the Owners over the last year related to matters of the budget and the need to increase the annual assessments, general road maintenance and splitting the costs with the condo community, and the Erosion/Drainage Repair next to Lot #10.

VI. SECRETARY'S REPORT: Kimberly shared the Meetings Log for 2023 which were, 03/16/2023 Annual Meeting, 1/11/2024 Open Board Meeting. News Letters were published June 2023 and December 2023. Committee Meetings held since the 2023 Annual Meeting were on 3/5/2024 for the Access & Arbitration (A&A) Committee with the Condos & Estates and on 3/12/2024 the Update CCRs Committee. The MHPOA Parking Amendment of 4/20/2020 had never been formally recorded. The Board continues to work to draft the proposed Amendment to Increase the Annual Assessments in the CCRs. Reference was made to the above were included in the Agenda Package.

VII. TREASURER'S REPORT 2024 Annual Assessments Report -100% Collected Total of \$8,920.63 with late fees of \$196.93. Escrow-Lot 16 \$200.00 and outstanding fee of \$20.00 for Lot 21. Total Transfer Fees: \$220.00. Financial Banking Year End Total for 2023 was \$25,635.00. Proposed 2024 Budget—MUST RAISE THE ANNUAL ASSESSMENT. Multiple drafts of the Amendment to Increase

the Annual Assessments continue to be discussed at length. Budget Matters, Bills/Invoices, etc. The Condos expect the MHPOA to contribute our shared road to an invoice from Seal West for \$19,000.00 which had been disputed by the Board. Continued efforts to resolve the dispute are ongoing between the parties. The 2023 BMO Harris Bank Account Statements were made available to the Members—Total MHPOA Balance as of 4/2/2024 is \$25,005.00. A second account, should be opened and designated as a reserve account for emergencies. Four Financial Reports were provided to the Members: 2023 MHPOA Banking Summary showing a shortfall of \$12,523.77, MHPOA Income/Expense Report with Itemized Categories 2023, and MHPOA Income Expense Comparison 2022-2023 Comparison Report, and MHPOA Income Expense Comparison 2020-2023 Comparison Report attached herein.

- VIII. ARCHITECTURAL COMMITTEE UPDATE:** Don McChesney the Chairman of the Committee reported the following: The Members of the ARC Committee are: Ethan Wolfinger, Jim Ward, Don McChesney, John Shirley and Scott Acklin. We have outstanding invoices with the Condos for Snow removal which are still being negotiated. Landscaping of Common areas increased in 2023. Increased expenses in 2023 for roads, snow and landscaping compared to 2022, see Treasurers attached reports. Expecting additional increased expenses for 2024, especially in relation to splitting the road maintenance with the Condos. General weed clearance for all Lots and the ongoing Brush/Weed Clearance for Firewise stressed for all Vacant Land Lots: 17, 21, 23, 25, 28, 29, 30, 31. Notice was given verbally that the MHPOA holds the authority to go in and do weed clearance and send the notice to Lot Owners who were not actively mitigating weed and brush clearance.
- IX. OLD BUSINESS:** Discussion continued in regards to the NEED TO INCREASE MHPOA RESERVES. The estimate to repave only our roads in the future would be upwards of \$380,000.00, per an estimate from Turco, our preferred company that currently maintains and seals only our roads, not the shared road or the condos roads. The first way to increase reserves is to immediately raise the annual assessments per Section 5.6 of the CCRs. The 2024 MHPOA ANNUAL ASSESSMENTS was to be increased per the CCRs to \$323.10 per Lot. An extensive discussion about the need to increase the MHPOA reserves did take place between the Owners and the Board Members. Members were informed that the Board did vote to draft a new Proposed 1st Amendment and mailed out to the Owners to vote on an official change to the CCRs to increase the Annual Assessment to \$750.00 at the Quarterly Meeting held on 1/11/2024, minutes forthcoming. John Shirley gave an update of the CCRs Review Committee of Kimberly Stiller, John Shirley and Craig Gose as detailed in the attached Minutes in the Agenda Package. Don McChesney gave a brief update on the A&A Committee with regards to the Condos and the unilateral decision the Condo Board made to contract roads with a different company with neither the knowledge nor agreement of the MHPOA and then demanded payment on an excessive bill that primarily repaired the condo roads and not the shared road per the Access and Arbitration Agreement published in the Agenda Package. Don assured Members that continued negotiations and meetings were forthcoming and resolution was expected at a scheduled meeting on April 29, 2024.
- X. NEW BUSINESS: VOTE Tally of the 2024 Board of Directors Election— A total of 16 Votes were submitted. Paul Edmonson did tally the votes, Kimberly Stiller opened and read them out loud before the Members in attendance. John Shirley was elected by all 16 Votes submitted unanimously. Need to correctly record the Parking Amendment to the CCRs.**
- XI. NEXT MEETING:** TBD. Planning of a Neighborhood Social in the Fall is desired by Members.
- XII. ADJOURNMENT: THE MEETING WAS ADJOURNED AT 6:55 P.M.** A motion was made by Kimberly Stiller and seconded by Don McChesney to end the meeting. The vote passed unanimously.

Closing Statement: The Secretary does submit the above record of Minutes for the 2024 Annual Meeting of MHPOA on this day, 14th day of August 2024.

Signed _____

Kimberly Stiller, Secretary, MHPOA

MISSION HILLS PROPERTY OWNER'S ASSOCIATION

MHPOA519@gmail.com

Owners' 2024 Annual Meeting

Tuesday, April 02, 2024

Physical Location: Prescott Public Library, Founder Suite B, 215 E Goodwin Street, Prescott, AZ 86303

5:00 PM

PROPOSED AGENDA

1. Call Meeting to Order (5:00pm)
2. Physical Attendance
3. Establish a Quorum
4. Approval of the Review and Approval of 2023 Annual Meeting Minutes
5. President's Report- Don McChesney
6. Secretary's Report-Kimberly Stiller
7. Treasurer's Report-Kimberly Stiller
8. Architectural Committee Report/Update-Chairman Ethan Wolfinger, VP
 - a. Compliance
 - b. Street Repairs
9. Old Business
 - a. Update--Continued Discussion on how to Increase Reserve Account- Proposed Amendment to CCRs to Increase Annual Dues
 - b. Website-Need Wildlife Pictures
 - c. Update CCRs Committee Chairman—John Shirley
 - d. Update A&A Committee Chairman—Don McChesney
10. New Business
 - a. VOTE Tally of 2024 Board of Director Election-Kimberly Stiller
 - b. Need to Officially Record the Amendment to the CCRs for the Single Car in Driveway
11. Open Discussion
12. Next Quarterly Open Meeting
13. Adjournment

MISSION HILLS PROPERTY OWNER'S ASSOCIATION

MHPOA519@gmail.com

Owners' 2023 Annual Meeting

Thursday, March 16, 2023

MINUTES

ORDER OF BUSINESS:

I. CALL TO ORDER:

- a. David Wheeler, President called the meeting to order at 5:14pm. Attendees were acknowledged and thanked for coming.
- b. The meeting was held at Prescott Public Library, Founder Suite B, 215 E Goodwin Street, Prescott, AZ 86303
- c. AGENDA was provided to all in attendance. Attached to the Agenda were the 2022 Annual Meeting Minutes, the Duties & Responsibilities of each Board Member, the 2022 MHPOA Banking Summary, Income/Expense Report, and the 2021-2022 Comparison Report

II. ATTENDANCE:

- a. All of the Board Members:
 - i. David Wheeler, President Email: djwheel41@gmail.com (928) 925-9307
 - ii. Don McChesney, Vice President Email: dmcches@gmail.com (928) 710-2880
 - iii. Kimberly Stiller, Treasurer/Secretary Email: kastiller@ProtonMail.com Cell/Text: (818) 335-8968
- b. MHPOA OWNERS PRESENT: Kevin Shuster, Paul Edmonson, Suzanne & John Shirley, Dane Mortensen, Mary & Richard Kelly, Jackie Wheeler and Greg Barstad.
- c. Zoom--A Remote meeting was attempted and unsuccessful at the location.

III. A QUORUM is ESTABLISHED

IV. NOTICE OF ANNUAL MEETING:

- a. Notice to the Owners was published by way of email on 2/16/2023; 3/7/2023, 3/15/2023; 3/16/2023.
- b. UNANIMOUS APPROVAL OF 2022 ANNUAL MINUTES BY THE BOARD. A motion was made by Don McChesney and seconded by Kimberly Stille to accept the 2022 MHPOA ANNUAL MINUTES. The vote passed unanimously. A copy of the approved Minutes had already been published to the Owners 86/2022.

V. PRESIDENT'S REPORT: David was acknowledged and thanked for his many years of service to the MHPOA. David briefly recapped the continued effort of the Board to increase communication and transparency with the Owners over the last year related to matters of the budget, general road maintenance and splitting the costs with the condo community, the AZ Corporation Commission, and offered everyone the current planned community statues binder for 2022-2023.

VI. SECRETARY'S REPORT: Kimberly shared the Meetings Log for 2022 which were, 03/24/2022 Annual Meeting, 8/05/2022 Open Board Meeting, 9/28/2022 Meeting of MHPOA Owners to Count the Vote for Proposed 1st Amendment, 11/11/2022 Open Board Meeting. Election Results for Proposed 1st Amendment: New Purchase Capital Contribution Assessment—FAILED TO PASS. Needed 67% (18) to Vote Yes. Received 21 Ballots for 27 Lots. 17 YES VOTES. 4 NO VOTES. The 11-15-2022 MHPOA Resolution to Increase Transfer Fee from \$20.00 to \$200.00 was passed around for Owners review. Pullium Drive & Douglas Lane Reconstruction Project—from Willow Creek to Demerse Ave. Brief discussion on the various Responsibilities/Duties for the individual positions of MHPOA Board of Directors.

VII. TREASURER'S REPORT 2023 Annual Assessments Report -100% Collected Total of \$8,150.00. Escrow-Lots 16, 20 & 21 SOLD in 2022. Total Transfer Fees: \$220.00 collected for Lots 16 & 20. Outstanding \$20.00 for Lot 21. Financial Banking Year End Total for 2022 was \$36,758.14. Proposed 2023 Budget—MUST RAISE THE ANNUAL ASSESSMENT. Budget Matters, Bills/Invoices, etc. Jonny's Tree & Landscaping Invoice #17498 for \$787.50. Turco Check has not cleared for

\$2,839.00. Carpenter Hazelwood Check has not cleared for \$1,472.00. BMO Harris Bank Account Statements were made available and provided to anyone who wished to see them—Total MHPOA Balance as of 3/16/2023 is \$35,187.78. A second account, should be opened and designated as a reserve account for emergencies. Three Financial Reports were provided to the Members: 2022 MHPOA Banking Summary, MHPOA Income/Expense Report with Itemized Categories 2022, and MHPOA 2021-2022 Comparison Report, attached herein.

VIII. ARCHITECTURAL COMMITTEE UPDATE: Don McChesney the Chairman of the Committee reported the following: The Members of the ARC Committee are: Jim Ward, Don McChesney, Dane Mortensen and Newest Volunteer, Scott Acklin. We have outstanding invoices with Jonny's Landscaping for Snow removal. Landscaping of Common areas increased in 2022. Increased expenses in 2022 for roads, snow and landscaping compared to 2021, see Treasurers attached reports. Expecting additional increased expenses for 2023, especially in relation to splitting the road maintenance with the Condos. General weed clearance for all Lots and the ongoing Brush/Weed Clearance for Firewise stressed for all Vacant Land Lots: 17, 21, 23, 25, 28, 29, 30, 31.

IX. OLD BUSINESS: Discussion continued in regards to the NEED TO INCREASE MHPOA RESERVES. The estimate to repave only our roads in the future would be upwards of \$380,000.00, per an estimate from Turco, our preferred company that currently maintains and seals only our roads, not the shared road or the condos roads. The first way to increase reserves is to immediately raise the annual assessments per Section 5.6 of the CCRs. A motion was made by Don McChesney and seconded by David Wheeler to immediately increase, per the CCRs to \$323.10 per Lot. Therefore, the 2024 MHPOA ANNUAL ASSESSMENTS is to be increased per the CCRs to \$323.10 per Lot. Kimberly Stiller to publish notice with resolution on 8/31/2023 both electronically and by USPS to ALL Owners, 10% Late Fee if received after 9/30/2023. An extensive discussion about the need to increase the MHPOA reserves did take place between the Owners and the Board Members that resulted in identifying that a new Proposed 1st Amendment should be drafted and mailed out to the Owners to vote on an official change to the CCRs in order to increase the Annual Assessment significantly greater than the current allowed percentage. Further discussion resulted in identifying several more ways to potentially increase revenues which were to resend out for Owners Vote the "Proposed Capital Assessment" for new buyers, and then possibly a limited 10% increase of annual assessments, and lastly exercising a Special Assessment for up to \$14,222 per Lot. A motion was made by Don McChesney and seconded by David Wheeler to draft a new Proposed 1st Amendment and mailed out to the Owners to vote on an official change to the CCRs in order to increase the Annual Assessment significantly greater than the current allowed percentage. The vote passed unanimously. Job Descriptions were published to the Owners, attached herein, in order to identify the Responsibilities for each of the Board Positions. CCRs Review Committee of Kimberly Stiller, David Wheeler and John Shirley were unable to meet in order to begin to go through the original Establishment Documents of the MHPOA and make a master list of all of the Sections that are either superseded by AZ Law, outdated, or otherwise need to be removed by a VOTE of The Members.


X. NEW BUSINESS: VOTE Tally of the 2023 Board of Directors Election— A total of 18 Votes were submitted. Greg Barstad did tally the votes, Kevin Shuster signed a witness as did the Board Members as Kimberly Stiller opened and read them. Ethan Wolfinger was elected by all 18 Votes submitted unanimously.

XI. NEXT MEETING: TBD

XII. ADJOURNMENT: THE MEETING WAS ADJOURNED AT 7:34 P.M. A motion was made by David Wheeler and seconded by Don McChesney to end the meeting. The vote passed unanimously.

Closing Statement: The Secretary does submit the above record of Minutes for the 3rd Quarter Open Board Meeting of MHPOA on this day, 7th day of December 2023.

Signed



Kimberly Stiller, Secretary, MHPOA

MHPOA 2024 ANNUAL Secretary's Report-Kimberly Stiller

1. Meetings Log for 2023
 - i. 03/16/2023 Annual Meeting—Minutes Package Published 12/8/2023
 - ii. 1/11/2024 Open Board Meeting—Minutes NOT Published yet
2. Newsletters Published
 - i. June 2023 News Letter Published
 - ii. December 2023 News Letter Published
3. Committee Meetings Held since the 2023 Annual Meeting
 - i. 3/5/2024 - A&A Committee Meeting minutes from the Condo-Estates

Road Maintenance Meeting
 - ii. 3/12/2024 Update MHPOA CCRs Committee Meeting Minutes
4. The MHPOA Update the CCRs Committee revealed that the 4/20/2020 Parking Amendment was never officially drafted, signed and recorded with the Yavapai Recordation Office. I will be working on this.
5. The MHPOA Board continues to Draft the Proposed Amendment to Increase the Annual Assessments from \$323.10 to \$750.00 per Lot. We intend to publish the documents and VOTE as a Community within the month due by 5/1/2024.

DATE: 12/09/2023
TO: Mission Hills Property Owners
FROM: Board of Directors
Mission Hills Property Owners Association [MHPOA]
ALL Correspondence Email: mhpoab519@gmail.com

RE: **News Letter Update**

- 2023 MHPOA Annual Meeting Minutes Package Enclosed
- MHPOA Quarterly Open Meeting 30-Day NOTICE
 - When? **Thursday, January 11, 2024 @10:30 a.m.**
 - Where? **Ethan's Home: 2222 Falcon Drive, Prescott, AZ 86301**
- Nominations for the MHPOA 2024 Board of Directors
- Erosion/Drainage Repair West of Mailboxes next to Lot #10
- Budget and Future Assessments
- 1st Amendment to Increase the Annual Assessments VOTE PACKAGE

MHPOA CURRENT BOARD:

Don McChesney - President - dmcches@gmail.com;

Ethan Wolfinger - Vice President ethanwolf333@gmail.com

Kimberly Stiller - Secretary/Treasurer kastiller@protonmail.com; texting is best: (818)335-8968

We are writing to give you an update on several matters that relate to the Mission Hills Property Owners Association.

2023 MHPOA Annual Meeting MINUTES Package

Please find enclosed/attached to this December Newsletter Update the Official Minutes from our 2023 Annual Meeting which will include everything that was handed to the Owners who were able to attend. We expect to be able to set the date for the 2024 MHPOA Annual Meeting shortly. Until then, we invite you to join us at Ethan's home for our Quarterly Open Meeting identified above.

MHPOA Quarterly Open Meeting

We start by apologizing for not being able to schedule and hold any open meetings for our Owners to attend due to some scheduling conflicts between the members of the Board—we are all extremely committed to multiple schedules that differ vastly. AND we are doing our best to keep a finger on the pulse of our Community, as you will see herein. We intend to discuss at length the VOTE Package that we will publish to everyone in regards to Increase the Annual Assessments.

Nominations for the MHPOA 2024 Board of Directors

Each year one of the current Directors on the Board finishes a 3-year Term. Please consider serving your Community as a Director on the Board. We will formally publish the nominations package after the New Year.

Erosion/Drainage Repair West of Mailboxes next to Lot #10

Come check it out! It is completed! In our June Newsletter we shared at length about this matter. Thank you to the property owner who really assisted the Board in the research and investigation process to remedy the issue relating to the erosion of the road bank around the area of the culvert located diagonally across from the mailboxes on the southwest side of Mission Way Drive along the drainage. Following multiple estimates, consultations and project scheduling, the Board was able to see the matter completed by November 1, 2023 and paid \$4,200.00.

Annual Budget and Budget Issues

As you saw in the 2024 Annual Assessments Package, the Board did pass and execute a Resolution to increase the current assessment of \$300.00 annually to \$323.10. We increased the income for the Community by \$623.70 just in that action to comply with our governing documents. Our income by way of Assessments was \$8,597.53 for 2023. In addition, on 11/15/2022, by way of Resolution, the Board increased the Escrow Transfer Fee from \$20.00 per Lot to \$200.00 per Lot. Last year in September 2022, as noted in the attached Minutes, our initially proposed, New Purchase Capital Contribution Assessment Amendment was **not** passed as some owners felt strongly that the existing owners must act first to officially raise the annual assessments. All of these actions taken by the Board have certainly helped, yet not truly made an impact. In

looking back, we've not been able to verify an enforcement to an annual assessment increase per the governing documents to date. This possibly helps to explain why we are where we are at financially. As of the writing of this post, all Owners have paid their 2024 Annual Assessments. Four Owners paid the 10% Late Fee which generated an additional \$129.24. Ethan Wolfinger and I went to BMO which houses the corporate account for the MPHOA and added him to the account and removed the previous Director. As of today, the balance is \$25,868.50. As previously stated, the MPHOA paid \$10,935.00, that major expenditure, for road maintenance, which was for crack seal and sealcoating. In addition, we have paid just under \$1,800.00 for professional services to our counsel, approximately \$700 for technology/website and \$2,587.50 to Jonny's for snow removal documented on 2/14/2023; 2/15/2023; 2/24/2023; 2/26/2023; 3/1/2023. Clearly the 2023 income of \$8,597.53 does not cover the roughly \$20,000.00 outgoing expenses for 2023. Furthermore, the Condos are expecting us to pay our percentage owed of their recently incurred \$12,500.00 Road Maintenance bill per Sections 1, 2 and 3 of the Access & Arbitration Agreement executed 6/12/1989. We must take drastic action and do our best to remedy this shortfall. We do not have a separate emergency or rainy-day fund. Some believe an emergency fund should be 3 times the annual expenses...we are nowhere near that reserve. And we would welcome ideas and suggestions on how best to address that issue. In that regard, anyone who would like to discuss ideas or have suggestions with regard to future maintenance and operation of the MPHOA are invited to contact the Board members.

Future Assessments

Currently the MPHOA CC&Rs allow for a \$300.00 annual assessment to each property owner of each lot. The CC&Rs allow the Board to additionally bill property owners proportionally for the cost of insurance on common area property which runs approximately \$600.00 annually. This has not been done historically. The CC&Rs also allow the Board to assess an additional sum annually for increased costs of living associated with the consumer price index or 5%. Given the significant increase in costs associated with inflation and the advancing age of the subdivision, the Board determined to assess those additional amounts this year and all owners paid the increased annual assessment; however, it is not enough. Further, as the Board looks at the issue of the subdivision's revenue stream as managed and direct by the bylaws and CC&Rs of the MHPHOA, as well as the cost sharing agreement between the Condos & the Estates, the Access & Arbitration Agreement, the Board believes it is imperative that the annual assessment and/or revenue stream increase at least by double where it currently sits to ensure that monies are available to meet both unexpected and anticipated future expenses. If we simply agree and vote to double the Annual Assessments to \$646.20 per Lot, that would only generate \$17,447.40 annually and means that we are still operating at a deficit of just under \$3,000.00 for the year 2023. Some owners agree the annual assessment should be \$100.00/month or \$1,200.00 annually, which would bolster the annual revenue to \$32,400.00.

Proposed 1st Amendment to Increase the Annual Assessments VOTE PACKAGE

In consistency with the minutes, it is the desire of the Board to publish very soon another proposed 1st Amendment to Increase the Annual Assessments VOTE PACKAGE. We will send it out electronically and by mail. In it we will present our summation as we have for the last 18 months and ask you to vote "YES" to increase the annual assessments by simply doubling it. Although some owners have voiced a need to increase it significantly to \$100.00/month or \$1,200.00 annually, it is the desire of the Board to come to the table and reason together on this matter of our shortfall. Please plan to attend our January 11, 2024 meeting at Ethan's home. We want you to be able to attend in order to truly discuss it, although we have been actively discussing it since June 2022. We need 67% or 18 affirmative votes are required to increase the Annual Assessments. We have 22 Owners who control 27 votes. As of now, no show VOTES automatically count against approval.

Other Needs, Concerns and Observations:

Please help us protect our mailboxes by simply turning the key in the package box and securing it from blowing in the wind. If it tears off, our association must pay to repair or replace it. Please choose to actively do your best to maintain your yards, complete your Firewise weed clearance and keep your properties looking beautiful for our community. We will be sending out notices to all non-compliant Lot Owners. Lastly, rumors have it that Rats have been increasing in population in our community. Please pay attention to parking your cars outside as they are able to do considerable damage to vehicles. Thank you to all of our Owners who actively participate in our community by attending the meetings, responding to emails, helping on the website, serving on our board, submitting pictures of wildlife for our website or just being wonderful neighbors! We are so thankful to each one of you and look forward to seeing you soon.

We wish you all A Wonderful & Blessed Holiday Season and A Happy New Year from your Board!

DATE: 6/16/2023
TO: Mission Hills Property Owners
FROM: Board of Directors
Mission Hills Property Owners Association [MHPOA]
ALL Correspondence Email: mhpoab519@gmail.com

RE: **News Letter Update**
MHPOA Road Sealing Project by **Turco** on June 21 – 22, 2023
Annual Budget and Future Assessments

We are writing to give you an update on several matters that relate to the Mission Hills Property Owners Association.

Annual Meeting and Election of Officers.

At this year's annual meeting on March 16, 2023, the following property owners were elected to serve on the Board of Directors of the MHPOA. Those elected owners met in March of 2023 following the annual meeting and voted to approve the following board assignments/positions:

Don McChesney - President - dmcches@gmail.com;
Ethan Wolfinger - Vice President ethanwolf333@gmail.com
Kimberly Stiller - Secretary/Treasurer kastiller@protonmail.com;

Road Sealing Notification/Alert for Wednesday, June 21 through Thursday, June 22, 2023 – Parking Restrictions

Every other year, the board has worked with the Mission Hills Condominiums Community (MHCC) to crack seal and sealcoat the MHPOA's private roads and the access road through the MHCC. MPOA pays for its portion of the sealing maintenance and MHCC has historically paid their portion of the bill for work in their community. This year the MHCC does not have the funding for their portion of the road so the only roads that will be done are the ones within the MHPOA

This year the work is scheduled for Wednesday, June 21 through Thursday, June 22, 2023. That means that Mission Hills property owners should anticipate that on Wednesday, June 21, 2023, prep work to clean and prepare the roads for coating will take place. The roads will still be accessible on June 21, 2023. *Then, on Thursday, June 21, 2023, around 9:00 a.m., the roads in our subdivision will be closed to travel while the oil and crack seal is applied and dries.* If you intend to come and/or go to/from your home on Thursday, June 21, 2023 between 9:00 a.m. and 5:00 p.m., you might want to consider parking in the church parking early Thursday morning because you will not be able to drive to or from your house on Thursday between 9:00 a.m. and 5:00 p.m. until the seal is dry (which will depend on weather and humidity).

Annual Budget and Budget Issues

At the initial meeting of the new Board following the annual meeting, Board members discussed the anticipated budget for MHPOA, and anticipated income and expenses. Concerns were mutually expressed about anticipated common expenses and whether the current assessment of \$300.00 annually will meet future expenses of the MPHOA.

As noted, the MPHOA is looking at a major expenditure this year for crack seal and sealcoating. In addition, a property owner has notified the Board of an issue relating to the erosion of the road bank around the area of the culvert located diagonally across from the mailboxes on the southwest side of Mission Way Drive along the drainage. In looking at the road bank, there is significant erosion of the bank and deterioration of railroad tie abutment. The Board believes that the situation necessitates repair this summer and has received a couple of initial bids – one for \$3800 plus materials and the second for \$18,000.00. The Board believes the lower bid is the one to pursue and that the situation needs to be rectified this summer before additional damage, expense and possible liability ensues to/for the MPHOA.

The Board would encourage property owners to look at the site of the deterioration and the Board would also welcome input about the issue but the Board believes the issue needs to be addressed and sooner than later.

Future Assessments.

Currently the MPHOA CC&Rs allow for a \$300.00 annual assessment to each property owner of each lot. The CC&Rs allow the Board to additionally bill property owners proportionally for the cost of insurance on common area property which runs approximately \$600.00 annually. This has not been done historically. The CC&Rs also allow the Board to assess an additional sum annually for increased costs of living associated with the consumer price index or 5%. Given the significant increase in costs associated with inflation and the advancing age of the subdivision, the Board has determined to assess those additional amounts this year and they will appear in the annual assessment notice which will be issued in August, 2023.

Further, as the Board looks at the issue of the subdivision's revenue stream as managed and direct by the bylaws and CC&Rs of the MHPOA, the Board believes it is imperative that the assessment and/or revenue stream increase to ensure that monies are available to meet anticipated future expenses. And we would welcome ideas and suggestions on how best to address that issue. In that regard, anyone who would like to discuss ideas or have suggestions with regard to future maintenance and operation of the MPHOA are invited to contact the Board members.

Road Maintenance Meeting Minutes

Mission Hills Condos

Mission Hills Estates

March 5, 2024

Prescott Public Library – Bump Room

Meeting was called to order at 11:17 a.m.

In Attendance:

Bruce Klein – Mission Hills Secretary

Steve Borge – Mission Hills Interim President

Brenda Heath – Mission Hills HOA Management

Michaela Alanis – Mission Hills HOA Management

Kimberly Stiller – Mission Hills Estates Secretary/Treasurer

Don McChesney – Mission Hills Estates President

Dave Wheeler – Mission Hills Estates Board Member

Ethan Wolfinger – Mission Hills Vice President

1. The Arbitration Agreement: Page 2. Subsection 2. was read aloud and interpreted within the group.
2. The meaning of Homeowners Vs. Property Owners was discussed and defined.
3. The Mission Hills Estates' Board feels that they should only be charged for the common road area used from the Mission Hills Estates Mailboxes to the beginning of Pulliam Road. They will not pay for any other road work done in the Mission Hills Subdivision. This area constitutes their ingress and egress.
 - a. The Mission Hills Condo Board Members along with the Bear Creek Representatives agree that Mission Hills Estates should only be billed for the portion of roads that they use for ingress and egress. They also stated that shoulders of said road would be included in cost assumption.

4. The Mission Hills Estates' Board feels that they are entitled to a discount related to Mission Hills Condos choosing and contracting with a more expensive road contractor without gaining the approval of the Mission Hills Estates' Board. They were also upset that Mission Hills Condos did not coordinate with Mission Hills Estates regarding road closures and start dates.
 - a. The Mission Hills Condo Board members along with the Bear Creek Representatives agree that Mission Hills Estates should have had an input on who to hire to do the roads and that Mission Hills Estates should have been notified regarding progress, start dates, and road closures, although the original agreement doesn't specifically provide for that.
5. The Mission Hills Estates' Board stated that the pro-rata share owed to Mission Hills Condos should be charged per the past estimates from Turco and not from the invoice generated by Seal West.
 - a. The Mission Hills Condo Board Members along with the Bear Creek Representatives disagreed with this as the Arbitration Agreement is in place, the work has been done, and an invoice has already been generated by Seal West. In addition, an estimate was not done by Turco and thus becomes a moot point.
6. All parties present agree that a(n) codicil/addendum should be written to the Arbitration Agreement to define more clearly how road expenses will be split.
 - a. The Mission Hills Condo Board Members along with the Bear Creek Representatives agree and a codicil/addendum will be written by Mission Hills Estates. This codicil/addendum will be presented to Mission Hills Condos for approval and/or modification. Once the codicil/addendum is approved, both parties will sign and the codicil/addendum will be recorded with the Yavapai Counties Office of the Recorder.
7. Both parties shall measure the road length of Mission Way versus total Mission Hills Condo roads (Mission Hills Estate's Ingress and Egress) and come together to share their findings at a meeting to take

place in April 2024. This ratio will be relevant if road work is done on Mission Hills Condo property and the vendor could/did not separate out the costs of Mission Way only.

8. Both parties outlined the ratios presented in the Arbitration Agreement and have agreed to keep the ratios the same.
 - a. Mission Hills Condos are 36 units, Mission Hills Estates are 27 properties. Mission Hills Condos Ratio to be: $36/63 = 57\%$ of the cost, when work is done on Mission Way.
 - b. Mission Hills Estates Ratio to be: $27/63 = 43\%$ of cost on Mission Way (ingress and egress) and to include shoulder work done on common roads.
 - c. An additional ratio will be established to determine how much Mission Way constitutes the percentage of all Mission Hills Condo roads.
9. Both parties agreed to get quotes and potentially rehire Turco for future road work after the two (2) year warranty expires with Seal West.
10. Bear Creek Real Estate returned a check in the amount of \$1,400 to Mission Hills Estates Treasurer until a resolution is met regarding payment by Mission Hills Estates for common road maintenance costs. The Mission Hills Board Members along with the Bear Creek Representatives will take into consideration the fact that another company was chosen and the fact that Mission Hills Estates was not notified of the new company, the schedule, or road closures when making this decision.
11. Snow removal costs were discussed amongst the members present and it was decided that Mission Hills Estates would split the costs for snow removal on the common road only (Mission Way) . We all agreed that Cutting Edge would bill each subdivision separately for their share of the plowing. Both parties agreed that the plow could be called each time the area received 3” of snow or more with a clear understanding by Cutting Edge that if the plow was delayed and the snow had melted, Cutting Edge would not plow. Approval from

Mission Hills Estates is not required before sending the plow if there is more than 3 inches of snow.

The meeting was adjourned at 12:45 p.m.

Rec'd from Mike Gundersen 11/10/89

INDEXED & MICROFILMED



INSTRUMENT # 9925518
OFFICIAL RECORDS OF
YAVAPAI COUNTY
PATSY C. JENNEY
REQUEST OF:

When recorded, return to:
FENNEMORE CRAIG
6991 E. Camelback Road, Suite A-201
Scottsdale, AZ 85251-2466
Attn: GTC

FENNEMORE CRAIG
DATE: 07/13/89 TIME: 10:35
FEE: 5.00
BOOK 2165 PAGE 150 PAGES: 005

ACCESS AND ARBITRATION AGREEMENT

This access and arbitration agreement (the "Agreement") is made and entered into as of the 12 day of June, 1989, by and between the Mission Hills Homeowners Association, an Arizona non-profit corporation ("Homeowners"), and the Mission Hills Property Owners Association, an Arizona non-profit corporation ("Property Owners").

5	1	P	4	Co	5	St
Bk		Map			Pcl	

RECITALS

A. Homeowners was incorporated to act as an association of condominium unit owners for real property in Prescott, Arizona, pursuant to that certain Declaration Establishing Mission Hills Condominium and Declaration of Covenants, Conditions and Restrictions (the "Declaration") recorded in the official records of Yavapai County, Arizona, on December 11, 1987, as Instrument No. 87-49001, in Book 1998 at page 887 and thereafter pursuant to that certain Amended and Restated Declaration Establishing Mission Hills Condominium and Declaration of Covenants, Conditions and Restrictions (the "Amended Declaration") recorded in the official records of Yavapai County, Arizona, on March 23, 1988, as Instrument No. 88-10124, in Book 2027 at page 836. The Declaration and the Amended Declaration may hereinafter be referred to collectively as the "Condominium Declaration." The condominium established by the Condominium Declaration will hereinafter be referred to as the Mission Hills Condominium.

B. Pursuant to the Condominium Declaration, Homeowners has been delegated the responsibility for protection, improvement, alteration, maintenance, repair, replacement, administration and operation of the Mission Hills Condominium, the assessment and payment of common expenses and other matters provided for in the Condominium Declaration and the Condominium Act of the State of Arizona.

C. Property Owners was incorporated to act as an association of lot owners for real property in Prescott, Arizona, pursuant to that certain Declaration of Covenants, Conditions and Restrictions for Mission Hills Subdivision (the "Subdivision Declaration") recorded in the official records of Yavapai County, Arizona, on 10-14-89, 1989, as Instrument No. 89-21721, in Book 2157 at page 100-204. The residential subdivision described in and controlled by the Subdivision Declaration will hereinafter be referred to as the Mission Hills Subdivision.

D. Pursuant to the Subdivision Declaration, Property Owners has been delegated the responsibility for protection, improvement, alteration, maintenance, repair, replacement, administration and operation of the Mission Hills Subdivision, assessment and payment of common expenses, and ownership of Common Areas described in the Subdivision Declaration.

E. The Common Elements of the Mission Hills Condominium, as defined in the Condominium Declaration, include private roads (the "Private Roads") in Phases I and II of the condominium as depicted upon the plat of the condominium entitled "Replat Mission Hills Condominiums" recorded February 10, 1988, in the official records of Yavapai County, Arizona, in Book 26 at page 81.

F. The real property constituting the Mission Hills Subdivision and the real property constituting the Mission Hills Condominium were both owned entirely by the same entity before the Condominium Declaration and the Subdivision Declaration were recorded and were to be developed as one coordinated project. Consequently, access to the Mission Hills Subdivision from the nearest public road or highway is across the Private Roads of the Mission Hills Condominium. Similarly, the Condominium Declaration for the Mission Hills Condominium and the Subdivision Declaration for the Mission Hills Subdivision, as they were originally recorded by the developer of both projects, were essentially identical in order to cause the two projects to be as compatible as possible aesthetically, operationally, and in all other material respects.

G. Homeowners and Property Owners believe that it is in their best interests and in the best interests of their members to clarify the easement rights and maintenance responsibilities of Property Owners and its members with respect to the Private Roads. Homeowners and Property Owners also believe that establishment of a binding dispute resolution mechanism applicable to both associations and their members is desirable for the protection of property values, the enhancement of harmony, and the promotion of a common plan of development for the two properties and associations.

AGREEMENTS

Now, therefore, the undersigned parties hereby agree as follows:

Easement.

1. Homeowners hereby declares and confirms a perpetual easement (the "Easement") for ingress and egress over the Private Roads in favor of Property Owners and the Mission Hills Subdivision including, but not limited to, the members of Property Owners, their guests, invitees, employees and agents, the employees and agents of Property Owners, and vehicles providing governmental services to such individuals and property including, but not limited to, fire and police protection, refuse collection and emergency medical services.

2. As long as the Private Roads remain private, Homeowners shall be solely responsible for the maintenance, repair and replacement of the Private Roads as necessary or appropriate to keep them in good condition and repair but the costs of such maintenance, repair and replacement shall be divided between Homeowners and Property Owners so that the share of such costs allocated to Homeowners equals a fraction in which the numerator is the number of condominium units in the Mission Hills Condominium and the denominator is the total computed by adding the number of units in the Mission Hills Condominium and the number of lots in the Mission Hills Subdivision. The balance of such expenses shall be allocated to Property Owners.

3. Sums owed by Property Owners pursuant to this Agreement shall be due within 15 days following delivery by Homeowners to Property Owners of a request for payment and an explanation setting forth in reasonable detail the nature of the costs being reimbursed. Notwithstanding the foregoing, if exceptional expenses relating to the Private Roads are incurred because of the negligent, willful or intentional misuse of the Private Roads by Property Owners or anyone else using the Private Roads pursuant to this Easement, such expenses shall be borne by Property Owners and Homeowners shall have no obligation to seek damages or reimbursement from the individual(s) directly responsible for such additional expenses.

4. Any sums dues hereunder which are not paid when due shall bear interest from the due date until paid at the greater of (i) 18% per annum or (ii) the prime rate of interest announced by The Valley National Bank of Arizona plus 2% adjusted as and whenever said prime rate is adjusted.

Dispute Resolution.

5. Homeowners and Property Owners hereby establish a dispute resolution committee (the "Committee") consisting of not fewer than two nor more than six members, with half of the members coming from each association. The Committee shall initially consist of the following named individuals:

NAME	ADDRESS
STUART L. RIDER	1000 ANSWORTH DR. PRESCOTT AZ.
HARLAN GRELHAUS	1000 ANSWORTH DR. PRESCOTT AZ.

6. Each association may select its representatives on the Committee as it deems appropriate in its sole discretion, and each Committee member shall serve at the pleasure of the association selecting him. Subject to the foregoing limitations, the size of the Committee may be expanded or contracted from time to time as the Committee members may decide by majority vote.

7. Homeowners and Property Owners hereby agree that the Committee shall have the power to enter binding decisions by majority vote on matters referred to the Committee which are within the Committee's responsibilities hereunder. Any decision by the Committee made pursuant to this Agreement shall be enforceable in the Superior Court of Arizona as though it were a binding decision in arbitration. In the event any dispute referred to the Committee cannot be determined by the Committee by majority vote, the matter may thereafter be referred by any Committee member to a neutral arbitrator selected by the presiding judge of the Superior Court in Yavapai County, with the costs of any such proceeding be borne by the association against which the arbitration award is entered unless otherwise expressly provided by the arbitrator.

8. The Committee shall be authorized to consider and determine any complaint by Homeowners or by Property Owners on its own behalf or on behalf of its members concerning the operation, administration, management, maintenance and repair of the Mission Hills Condominium and the Mission Hills Subdivision including, but not limited to, enforcement of the Condominium Declaration and the Subdivision Declaration, compliance with applicable requirements of governmental authorities, proposed additions to, deletions from or changes to the Condominium Declaration, the Subdivision Declaration, or the

Articles, Bylaws and rules and regulations of Homeowners and Property Owners, application of design, architectural and other aesthetic considerations, and the operation, maintenance and repair of the Private Roads.

9. Homeowners and Property Owners agree to pay the costs incurred by the Committee in the exercise of its authority hereunder including, but not limited to, administrative expenses and the fees of experts, advisors or consultants utilized by the Committee including reasonable attorneys' fees. The expenses of the Committee shall be divided equally between Homeowners and Property Owners unless the Committee directs otherwise by a majority vote in connection with its handling of any particular dispute or set of disputes.

General.

10. This Agreement shall run with and be appurtenant to the land and every part thereof and shall inure to the benefit of Property Owners and every owner of a Lot or other real property interest in the Mission Hills Subdivision and to the benefit of Homeowners and every owner of a Unit or other real property in the Mission Hills Condominium, as their interests may appear, and their heirs, personal representatives, successors and assigns.

11. In the event that any person entitled to the benefits of this Agreement brings a suit, action or arbitration proceeding for a default or to enforce or to declare his rights hereunder, the prevailing party in any such suit, action or arbitration proceeding shall be entitled to recover its costs and reasonable attorneys' fees.

Mission Hills Homeowners Association,
an Arizona non-profit corporation

By Ernest L. Lohr
Its pres -

Mission Hills Property Owners Association,
an Arizona non-profit corporation

By Ernest L. Lohr
Its pres -

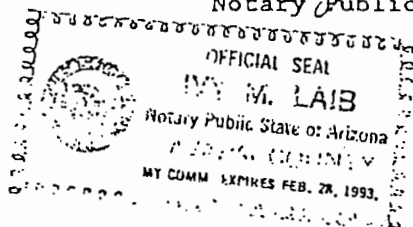
BOOK 2165 PAGE 153

STATE OF ARIZONA)
) ss.
County of Yavapai)

The foregoing instrument was acknowledged before me this 12th day of June, 1989, by Stuart L. Rider, the President of the Mission Hills Homeowners Association, an Arizona non-profit corporation, on behalf thereof.

Ivy M. Laib
Notary Public

My commission expires:
Feb. 25, 1993

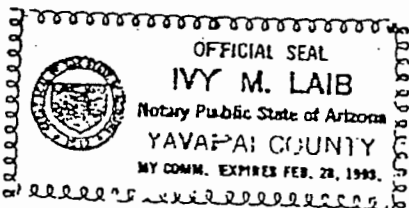


STATE OF ARIZONA)
) ss.
County of Yavapai)

The foregoing instrument was acknowledged before me this 12th day of June, 1989, by Stuart L. Rider, the President of the Mission Hills Property Owners Association, an Arizona non-profit corporation, on behalf thereof.

Ivy M. Laib
Notary Public

My commission expires:
Feb. 28, 1993



BOOK 2165 PAGE 154

Update CCRs Committee Meeting

March 12, 2024

Kimberly Stiller's Home 2210 Falcon Drive

Meeting was called to order at 10:12 a.m.

Committee Members In Attendance:

Kimberly Stiller – MHPOA Secretary/Treasurer

John Shirley – MHPOA Chairman of the Update CCRs Committee

Craig Goss – MHPOA Member

1. Introduction to the Governing Documents being outdated, unlawful in parts, poorly written, ambiguous, and lacking in specific process.
2. A small binder was prepared for those in attendance which contained the following governing documents separated by colored paper for the MHPOA:
 - a. BYLAWS of the MISSION HILLS PROPERTY OWNERS' ASSOCIATION (MHPOA)
 - b. PROPOSED redraft of the BYLAWS
 - c. CCRs--DECLARATION OF THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR MISSION HILLS SUBDIVISION
3. Notice was given that the 1st Amendment to the CCRs, voted on by the Members and approved on 4/20/2020 was never officially drafted and recorded. All agreed that this needed to be finalized and officially recorded.
4. In an effort to show the extent to which the CCRs are outdated, John Shirley pointed the group to Section 13, pages 27-30 of the CCRs known as the Use and Occupancy Restrictions, some were read aloud and interpreted within the group.
5. John Shirley presented a folder which contained the MHPOA Architectural Control Committee (ARCCC) Guidelines and Procedures and pointed out how this 2003 document misrepresents the powers of the documents in paragraph 3 of the Introduction being pursuant to Section 11.0 of the CCRs.
 - a. Questions were raised as to how this document originated
 - b. Questions were raised as to why the document includes enforcement of Section 13 of the CCRs, Use and Occupancy Restrictions by the ARCCC.
6. John Shirley presented the MHPOA ASSOCIATION RULES & POLICIES as posted on the MHPOA website.

The meeting was adjourned at 11:10 a.m.

MHPOA 2024 ANNUAL Treasurer's Report-Kimberly Stiller

1. 2024 Annual Assessments Report –100% Collected TOTAL of \$8,920.63
2. 2024 Annual Assessments Late payments collected \$196.93
3. One Escrow in 2023—Lot 16 \$200.00 Transfer Fee collected on 2/16/2023
 - i. Outstanding transfer Fee of \$20.00 for Lot 21 was received.
4. Financial Banking Year End Total for 2023 was \$25,635.00
5. 12-07-2023 MHPOA Resolution to SWAP MHPOA Directors on the one and only BMO Account. Now Kimberly Stiller and Ethan Wolfinger are listed.
6. No MHPOA Reserve Account has been Established, Funded or Opened to date.
7. Proposed 2023 Budget—MUST RAISE THE ANNUAL ASSESSMENT
8. Budget Matters, Outstanding Bills/Invoices, etc.
 - i. STATE FARM INSURANCE went up \$650.00 paid 4/1/2024
 - ii. No Outstanding Bills as of 4/2/2024
9. BMO Harris Bank Account Statements for 2023 are Available—
10. BMO Harris Bank Account Available Balance as of 4/2/2024 is \$25,005.00
11. Note: 2023 Banking Summary Report
12. Note: 2023 Itemized by Category Report
13. Note: Income Expense Comparison 2022-2023
14. Note: Income Expense Comparison 2020-2023

LATE NOTICE	Owner	LOT #	Amount	Date Received	Method	Deposited
	1	10	\$323.10	9/10/2023	2864	10/20/2023
	2	11	\$323.10	9/1/2023	127	10/20/2023
10/20/2023	3	12	\$400.00	10/31/2023	1201	11/14/2023
	4	13	\$323.10	9/9/2023	771	10/20/2023
	5	14	\$323.10	9/6/2023	1405	10/20/2023
	6	15	\$346.20	9/10/2023	746	10/20/2023
	7	16	\$323.10	9/25/2023	223	10/20/2023
	8	17	\$323.10	9/12/2023	27842	10/20/2023
	9	18	\$323.10	9/10/2023	149	10/20/2023
	10	19	\$323.10	9/8/2023	993	10/20/2023
10/20/2023; 11/14/2023	11	20	\$323.10	10/7/2023	3015	12/7/2023
		21	\$323.10	12/7/2023	3015	12/7/2023
10/20/2023	12	22	\$355.41	11/14/2023	CASH DEPOSIT	11/14/2023
	13	23	\$323.10	9/18/2023	7645	10/20/2023
	14	24	\$323.10	10/4/2023	8673	10/20/2023
	15	25	\$46.20	9/12/2023	1500	10/20/2023
		26	\$600.00	8/27/2023	1497	10/20/2023
	16	27	\$323.10	9/15/2023	91245011	10/20/2023
		"				
10/20/2023	17	28	\$355.41	10/31/2023	231	11/14/2023
	18	29	\$969.30	8/31/2023	6733	10/20/2023
		30	\$0.00			
		31	\$0.00			
	19	32	\$323.10	9/13/2023	5177	10/20/2023
	20	33	\$323.10	9/7/2023	10496	10/20/2023
10/20/2023	21	34	\$355.41	10/27/2023	841	11/14/2023
		"				
		35	\$323.10	9/12/2023	27841	10/20/2023
		"				
		"				
		"				
	22	36	\$323.10	9/11/2023	10039	10/20/2023
		TOTAL	\$8,920.63			
		27 LOTS	(\$8,723.70)			
	LATE FEES		\$196.93	22	Members	
				2	MAIL ONLY	
				19	EMAIL	
				1	BOTH	
				27	LOTS	

Summary - 2023

1/1/2023 through 12/31/2023

4/2/2024

Page 1

Category	1/1/2023- 12/31/2023
INCOME	
Property Holder	646.20
Property holder assessments	8,874.43
Transfer fee	220.00
TOTAL INCOME	9,740.63
EXPENSES	
Insurance	608.00
Landscaping	4,200.00
Professional Services	1,851.50
Road Repair	1,400.00
Snow Removal	2,587.50
Street Repairs	10,935.00
Tax	
Property	10.36
TOTAL Tax	10.36
Website	671.41
TOTAL EXPENSES	22,263.77
OVERALL TOTAL	-12,523.14

Itemized Categories - 2023

1/1/2023 through 12/31/2023

4/2/2024

Page 1

Date	Acco...	Num	Descrip...	Tag	Clr	A
			INCOME			9,740.63
			Property Holder			646.20
			Property holder assessme...			8,874.43
			Transfer fee			220.00
			EXPENSES			-22,263.77
			Insurance			-608.00
			Landscaping			-4,200.00
			Professional Services			-1,851.50
			Road Repair			-1,400.00
			Snow Removal			-2,587.50
			Street Repairs			-10,935.00
			Tax			-10.36
			Website			-671.41
			OVERALL T...			-12,523.14

Income/Expense Comparison by Category

1/1/2021 through 12/31/2023

4/2/2024

Page 1

Category	1/1/2021- 12/31/2022	1/1/2022- 12/31/2023	Amount Difference
INCOME			
HOA Income			
Rental Fees	50.00	0.00	-50.00
TOTAL HOA Income	50.00	0.00	-50.00
HOA Resident Rental	25.00	25.00	0.00
Late Assessment Fine	50.00	0.00	-50.00
Property Holder	6,950.00	7,596.20	646.20
Property holder assessments	8,750.00	9,474.43	724.43
Transfer fee	40.00	220.00	180.00
TOTAL INCOME	15,865.00	17,315.63	1,450.63
EXPENSES			
Administrative	377.45	220.48	156.97
CD	-18,902.55	-18,902.55	0.00
Filing fee	10.00	10.00	0.00
HOA Expense			
HOA Landscaping	6,684.64	3,034.64	3,650.00
TOTAL HOA Expense	6,684.64	3,034.64	3,650.00
Home Owners Association			
Legal Assistance	1,603.00	0.00	1,603.00
TOTAL Home Owners Association	1,603.00	0.00	1,603.00
Insurance	1,212.00	1,214.00	-2.00
Landscaping	2,000.00	6,200.00	-4,200.00
Professional Services	0.00	1,851.50	-1,851.50
Road Repair	0.00	1,400.00	-1,400.00
Snow Removal	225.00	2,812.50	-2,587.50
Street Repairs	2,839.00	13,774.00	-10,935.00
Tax	50.00	50.00	0.00
Property	13.90	10.36	3.54
State	50.00	0.00	50.00
TOTAL Tax	113.90	60.36	53.54
Website	0.00	671.41	-671.41
TOTAL EXPENSES	-3,837.56	12,346.34	-16,183.90
OVERALL TOTAL	19,702.56	4,969.29	-14,733.27

Income/Expense Comparison by Category

1/1/2020 through 12/31/2023

4/2/2024

Page 1

Category	1/1/2020- 12/31/2022	1/1/2021- 12/31/2023	Amount Difference
INCOME			
HOA Income			
Rental Fees	50.00	50.00	0.00
TOTAL HOA Income	50.00	50.00	0.00
HOA Resident Rental	25.00	25.00	0.00
Late Assessment Fine	250.00	50.00	-200.00
Property Holder	6,950.00	7,596.20	646.20
Property holder assessments	16,950.00	17,624.43	674.43
Reimbursement	-268.29	0.00	268.29
Transfer fee	60.00	260.00	200.00
TOTAL INCOME	24,016.71	25,605.63	1,588.92
EXPENSES			
Uncategorized	0.00	0.00	0.00
Administrative	377.45	377.45	0.00
Bank Charge	15.00	0.00	15.00
CD	-18,902.55	-18,902.55	0.00
Filing fee	10.00	10.00	0.00
HOA Expense			
HOA Landscaping	6,684.64	6,684.64	0.00
TOTAL HOA Expense	6,684.64	6,684.64	0.00
Home Owners Association	716.37	0.00	716.37
Legal Assistance	1,603.00	1,603.00	0.00
TOTAL Home Owners Association	2,319.37	1,603.00	716.37
Household			
Yard Expense	312.01	0.00	312.01
TOTAL Household	312.01	0.00	312.01
Insurance	1,818.00	1,820.00	-2.00
Landscaping	2,350.00	6,200.00	-3,850.00
Professional Services	0.00	1,851.50	-1,851.50
Road Repair	0.00	1,400.00	-1,400.00
Snow Removal	225.00	2,812.50	-2,587.50
Street Repairs	5,424.00	13,774.00	-8,350.00
Tax	157.86	50.00	107.86
Property	13.90	24.26	-10.36
State	50.00	50.00	0.00
TOTAL Tax	221.76	124.26	97.50
Web Design	62.32	0.00	62.32
Website	0.00	671.41	-671.41
TOTAL EXPENSES	917.00	18,426.21	-17,509.21
OVERALL TOTAL	23,099.71	7,179.42	-15,920.29

MISSION HILLS PROPERTY OWNER'S ASSOCIATION

MHPOA519@gmail.com

1st Quarter Open Board Meeting

Thursday, January 11, 2024

ORDER OF BUSINESS:

- I. CALL TO ORDER:**
 - a. Don McChesney, President called the meeting to order at 10:40am. Attendees signed in and were acknowledged and thanked for coming.
 - b. The meeting was held at Ethan Wolfinger's Home, 2222 Falcon Drive, Prescott, AZ 86301
 - c. AGENDA Package was printed and provided to attendees. The Proposed First Amendment to the CCRs to implement an Annual Assessment Increase DRAFT, Statement of Facts and Sample Ballot was included for discussion.
- II. ATTENDENCE:**
 - a. All of the Board Members:
 - i. Don McChesney, President Email: dmcches@gmail.com (928) 710-2880
 - ii. Ethan Wolfinger, Vice President Email: ethanwolf333@gmail.com (928)420-1544
 - iii. Kimberly Stiller, Treasurer/Secretary Email: MHPOA519@gmail.com Text:(818) 335-8968
 - b. MHPOA OWNERS PRESENT: Paul Edmonson, Kevin Shuster, Mary Kelly, and Craig Gose
- III. A QUORUM is ESTABLISHED**
- IV. NOTICE OF QUARTERLY MEETING:**
 - a. Notice to the Owners was published by way of email on 12/9/2023, 1/6/2024, 1/10/2024.
- V. PRESIDENT'S REPORT:** Don referenced the December 2023 News Letter and briefly recapped all of the bullet points: The dispute with regards to the Access & Arbitration Agreement with the Condos, matters of the shortfalls in the budget and the need to increase the annual assessments, general road maintenance and splitting the costs with the condo community, and the Erosion/Drainage Repair next to Lot #10, upcoming Nominations/Elections for the 2024 Board,
- VI. SECRETARY'S REPORT:** Kimberly referenced the 2023 Annual Meeting Minutes Package, which included the June 2023 and December 2023 News Letters. Committee Meetings to be held before the 2024 Annual Meeting are on 3/5/2024 for the Access & Arbitration (A&A) Committee with the Condos & Estates and on 3/12/2024 the Update CCRs Committee. The proposed Amendment to Increase the Annual Assessments in the CCRs is acknowledged. The 2024 Nominations published for the 2024 Board Elections published.
- VII. TREASURER'S REPORT** 2024 Annual Assessments Report –100% Collected Total of \$8,920.63 with late fees of \$196.93. Financial Banking Year End Total for 2023 was \$25,635.00. Proposed 2024 Budget—MUST RAISE THE ANNUAL ASSESSMENT. Budget Matters, Bills/Invoices, etc. The Condos expect the MHPOA to contribute our shared road portion to an invoice from Seal West for \$19,000.00 which had been disputed by the Board. Continued efforts to resolve the dispute are ongoing between the parties. BMO Harris Bank Account Balance as of 1/11/2024 is \$25,635.00. A second account, should be opened and designated as a reserve account for emergencies. The 2023 Banking Summary is showing a shortfall of \$12,523.77.
- VIII. ARCHITECTURAL COMMITTEE UPDATE:** Don McChesney the Chairman of the Committee reported the following: The Members of the ARC Committee are: Ethan Wolfinger, Jim Ward, Don McChesney, John Shirley and Scott Acklin. We have outstanding invoices with the Condos for Snow removal which are still being negotiated. General weed clearance for all Lots and the ongoing Brush/Weed Clearance for Firewise Community stressed for all Vacant Land Lots: 17, 21, 23, 25 ,28, 29, 30, 31. Discussion about enforcement and that the MHPOA holds the authority to go in and do weed clearance and send the notice to Lot Owners who were not actively mitigating weed and brush clearance.
- IX. OLD BUSINESS:** Discussion continued in regards to the NEED TO INCREASE MHPOA RESERVES. We again provided the estimate to repave only our roads in the future would be upwards of

\$380,000.00, per an estimate from Turco, our preferred company that currently maintains and seals only our roads, not the shared road or the condos roads. The first way to increase reserves is to immediately raise the annual assessments per Section 5.6 of the CCRs. The 2024 MHPOA ANNUAL ASSESSMENTS had been increased per the CCRs to \$323.10 per Lot. The PROPOSED VOTE PACKAGE of the DRAFT was read. An extensive discussion about the need to increase the MHPOA reserves did take place between the Owners and the Board Members. Options for the increase amount were to simply double the current amount or considerably raise it to \$1,200.00 per year to be paid monthly if preferred. Members did suggest that a reasonable increase to \$750.00 would be likely to pass after discussing surrounding Annual Assessments in other HOA Communities. Kimberly Stiller did make a motion to submit the \$750.00 amount in a revised First Amendment to Increase the Annual Assessment. Ethan Wolfinger did second the motion. The Board voted to unanimously pass the motion to draft a new Proposed 1st Amendment to be mailed out to the Owners to vote on an official change to the CCRs following another open discussion with the Members at the MHPOA Annual Meeting on April 2, 2024.

- X. **NEW BUSINESS:** Don McChesney gave a report between the condo's Board and himself both by email and verbally with regards to the \$19,000.00 bill from Seal West for the shared roads. A clear need to establish an A&A Committee with regards to the Condos was discussed. At present, the MHPOA Board will attend all meetings with the Condos. He further explained the unilateral decision the Condo Board made to contract their roads with a different company, other than Turco, with neither the knowledge nor agreement of the MHPOA and then demanded payment on the excessive bill that primarily repaired the condo roads and not the shared road per the 1989 Access and Arbitration Agreement. We were not even given proper notice of when our access was blocked due to their road work earlier in 2023. The Board stressed the need to come to the table face to face with the condos Board in order to reason together over the terms of the 1989 Access & Arbitration Agreement.
- XI. **ADJOURNMENT: THE MEETING WAS ADJOURNED AT 12:40 P.M.** A motion was made by Kimberly Stiller and seconded by Don McChesney to end the meeting. The vote passed unanimously.

Closing Statement: The Secretary does submit the above record of Minutes for the 1/11/2024 Quarterly Meeting of MHPOA on this day, 14th day of August 2024.

Signed 
Kimberly Stiller, Secretary, MHPOA