



2018 Annual Homeowner Meeting

AGENDA

- Welcome & Introductions
- 2017 Financial Review
- 2018 Financial Plan
- Challenges/Concerns
 - Paving
 - R&R Update
 - Monthly Dues
 - Renters
- Board Vote
- Open Forum

2017 Board

President: Byron Ayle

Vice President: Blake Isakson

Secretary: Amy Butler

Treasurer: Grant Isakson

Members-at-Large: Tom Smith & Ron Habig

Committees

Architectural: Tom Smith & Dan Smith

Compliance: Joan Sommers

Grounds: Ron Habig, Byron Ayle & Blake Isakson

Beautification: Judy & Frank Tometich

Pool: Grant Isakson & Tom Smith

Sports Courts: Tom Smith

Luminary: Ann Slice

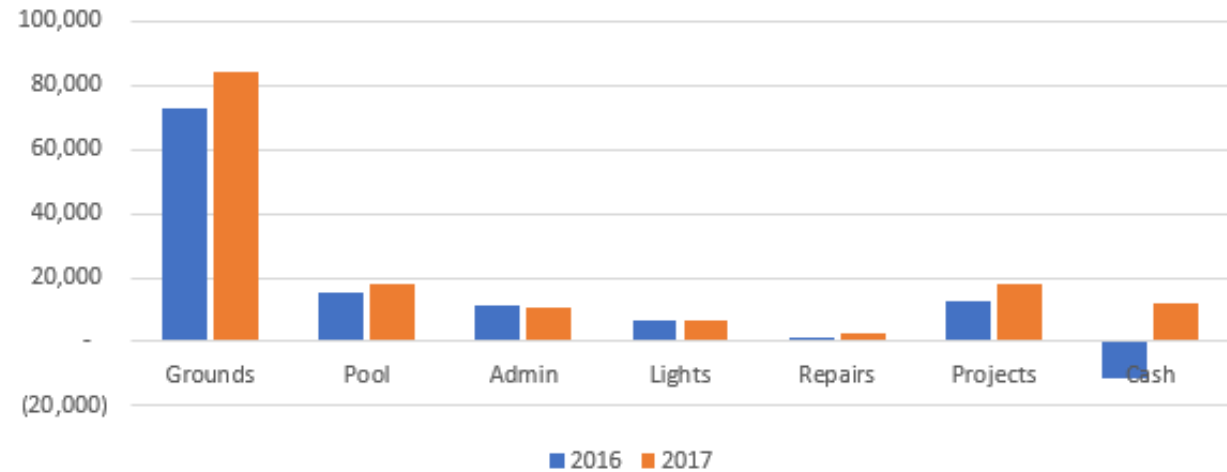


2017 Financials

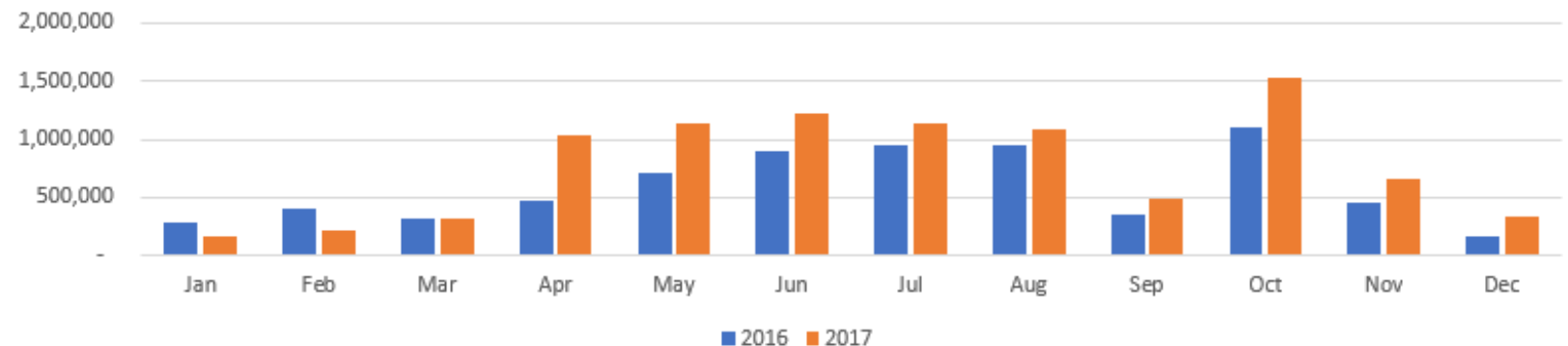
	<u>2016</u>	<u>2017</u>	<u>F(U)</u>
Income	131,772	128,397	(3,375)
Grounds	(72,807)	(84,469)	(11,661)
Pool	(15,674)	(18,097)	(2,423)
Admin	(11,558)	(10,659)	899
Lights	(6,722)	(6,537)	185
Repairs	(1,054)	(2,388)	(1,334)
Projects	(12,581)	(18,031)	(5,450)
Inc(Loss)	11,376	(11,784)	(23,160)

Project	Cost
Pool Fence	13,590
Sprinklers	3,510
Entry Sign	931
Total	18,031

YoY Actual Spend



YoY Water Usage

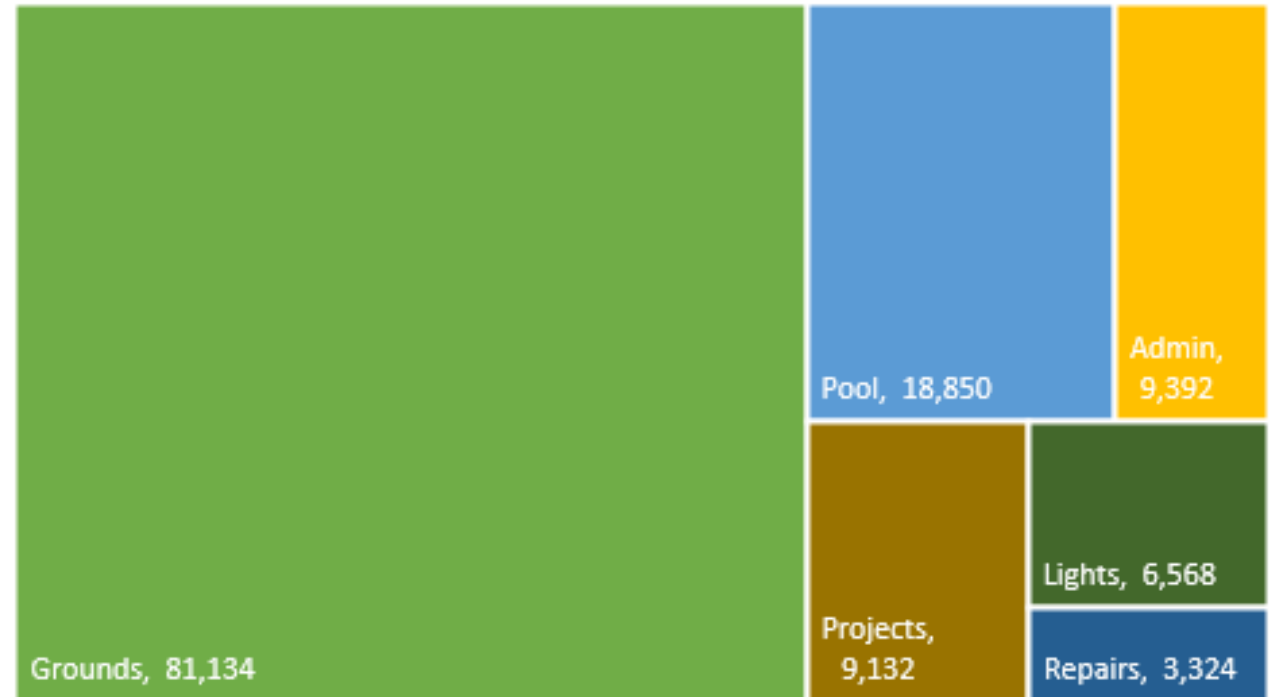




2018 Financial Plan

	<u>2017</u>	<u>2018</u>	<u>F(U)</u>
Income	128,397	128,400	3
Grounds	(84,469)	(81,134)	3,335
Pool	(18,097)	(18,850)	(753)
Admin	(10,659)	(9,392)	1,267
Lights	(6,537)	(6,568)	(30)
Repairs	(2,388)	(3,324)	(937)
Projects	(18,031)	(9,132)	8,899
Inc(Loss)	(11,784)	0	11,784

Project	Cost
Pool House Paint	2,250
Pool Chairs	479
Court Lighting	500
TBD	5,903
Total	9,132





Challenges/Concerns

1. Private Street Paving
 - Capital Project
 - 55-19 (16 abstention)
 - \$90k, \$1k assess per lot
 - Flexible Pay terms
2. Update Rules & Regulations (R&Rs)
 - Exterior Paint
 - Landscaping
 - Holiday Displays/Lights
 - Common Area Vegetation
 - Violation Process
3. Monthly Dues
4. Renter Issues

Area	Project Description	Project Details	Priority
Pool	Pool Repairs	Repair/Replace tiles at waterline; add depth tiles and "no dive" insert. Remove excess signage	HIGH
	Spa	Fill spa, match cool-decking	MED
	Pool pump house door	Repair or replace pool pump house door (swelling)	MED
	Pump house / garage	Interior paint, seal floor, add racking and reel/hose	LOW
	Pool Bathroom	Add small bathroom in pool house	LOW
	Chairs	Replace additional lounge chairs	LOW
Private Streets	Repave loop	Repave the private street loop	HIGH
	Speed mitigation	Add additional speed bumps to slow drivers	HIGH
	Paint speed bump	Paint existing speed bump	LOW
	APS light poles	Remove/replace APS lights with more aesthetic pole	LOW
Sports Courts	Electrical Panel	Update electrical panel	MED
	Add pickleball courts	Convert tennis court into two pickle ball courts	LOW
	Court lighting	Repair or remove	LOW
Common Areas	Signage update	Refresh, update or remove metal signage throughout community	MED
	Walkways	Where applicable, remove grass and replace with granite/plants	LOW
	Entry Pillar	Remove entry pillar, or stack stone to match	LOW
	Mailbox	Stack stone to match entry sign	LOW



Final Thoughts

- Thank you for attending the Annual Meeting!
- Check MVGLTA.org for current information, document repository and Board minutes
- Email the Board at OurMVGLTA@gmail.com
 - General questions, concerns or news impacting the Association
 - Broken sprinklers or downed tree limbs
 - Provide approximate location (“in the park, about 20 feet west of lot 91”)
- Noise or animal complaints, contact Phoenix PD or Maricopa County Sheriff
- Volunteer for a Committee
- USPS mailers going out late April, early May
 - Owner Directory with lot map
 - Handy Contact Sheet
 - 2018-2019 Board Meeting Schedule & Agenda

