



MINUTES OF A MEETING OF THE MVGLTA HOA BOARD OF DIRECTORS September 13, 2018

Pursuant to notice duly given to the members of the MVGLTA HOA (the "Association") and Board of Directors (the "Committee"), an in person meeting of was held at 6:30 p.m. MST on the above date. The following persons participated in the meeting at the stated location:

Directors Present: Byron Ayle, Blake Isakson, Norm Saville, Grant Isakson

Directors Absent: Tom Smith, Amy Butler

Others Present:

Location: MVGLTA Pool House

Call to Order: Mr. Ayle called the meeting to order and acted as Chairman, and Mr. Grant Isakson acted as Secretary of the meeting. Mr. Ayle confirmed that all participants in the meeting could hear and be heard, announced a quorum of directors was present and that the meeting, having been duly convened, was ready to proceed with business. Mr. Ayle provided a brief overview of the meeting agenda.

Review of Meeting Minutes: Mr. Ayle discussed the proposed July 2018 Board of Directors Meeting Minutes, which had been circulated in advance to the Committee. After discussion, upon motion duly made and seconded, it was:

Resolved, that the proposed minutes of the Board of Directors meeting in the form presented to the Committee be and hereby are approved.

Review of Financial Statements: Mr. Saville discussed the proposed August 2018 Financial Statements, which had been circulated in advance to the Committee. Questions were asked and full discussion ensued. After discussion, upon motion duly made and seconded, it was:

Resolved, that the proposed Financial Statements in the form presented to the Committee be and hereby are approved.

New Business: An Owner (Lot 20) arrived to discuss the Association rules and regulations surrounding the installation and maintenance of solar panels at private residences. It was noted that solar panels are not subject to restriction within the Association's governing documents, but that an Architectural Form should be submitted and approved by the Architectural Committee prior to installation of solar panels.

Discussion of HOA Projects: Mr. Ayle introduced the discussion of ongoing and completed HOA projects. Questions were asked and answered and a full discussion ensued.

1. Completed Projects:

- a. Walkway between Lot 76 and Lot 77 sprinkler removal/drip installation/new rock/plantings
- b. Pool signage update for compliance (No Diving)
- c. Pool gate lock repair
- d. Decommission spa and concrete fill
- e. MVCC concrete pathway poured and new gate installation
- f. Association entryway demo of pillar and removal of dated signage

2. Upcoming Projects:

- a. Mr. Isakson discussed the pool tile repair project noting bids will be in process with work to be completed Oct-Dec 2018.
- b. Mr. Isakson discussed the pool pump sand filter replacement noting B&L believes replacement is not required at present, a second opinion will be obtained.



**Moon Valley Golf Lots
& Townhouse Association**

- c. Mr. Ayle discussed the Association signage replacement noting design and bids will be in process (No Parking, Dog Leash, No Outlet, Dead End, etc.).
- d. Messrs. Mr. Ayle and Mr. Saville discussed Association light pole replacement and conversion to LED bulbs noting APS pricing “Dusk to Dawn APS program” is a pole rental and flat fee, so little savings are achieved in conversion to LED lighting.
- e. Messrs. Mr. Ayle and Mr. Isakson discussed the inner circle repaving project determining to re-circulate a vote in the winter months when homeowners return. The original project bid (\$90K) will require re-confirmation with the vendor before circulating for Association approval.

Committee Updates: Mr. Ayle introduced the discussion of ongoing and completed HOA projects. Questions were asked and answered and a full discussion ensued.

- a. **Architectural:** No updates.
- b. **Beautification:** No updates.
- c. **Compliance:** Mr. Ayle led an update on compliance matters. The Committee resolved to send a second violation to Lot 48 for continued Palm Tree Maintenance non-compliance (R&R violation). Mr. Ayle led a discussion on political signage placement, no violations were noted.
- d. **Grounds:** Mr. Saville led an update on the state of the Association grounds. The winter reseeding process (scalp/seed) will occur in a few weeks. Mr. Saville noted that plantings between MVCC and 2nd Avenue will require replacement, which was approved by the Committee. Mr. Saville proposed a second deep fertilization for the Association pine trees in October, which was approved by the Committee.
- e. **Pool:** Mr. Isakson led a discussion for a change in the pool service provider, B&L. It was determined that bids will be in process for selection of a new provider.
- f. **Sports Courts:** No updates.
- g. **Luminary:** No updates.

Adjournment: There being no further business to come before the Committee, the meeting was duly adjourned at 7:30 p.m. MST.

Respectfully submitted:

Grant Isakson
Secretary of the Meeting