

Agenda MCHOA Board Meeting February 9, 2023

1. Call Meeting to Order
 - a. Meeting called to order at 6:44
 - b. Attendees
 - i. Walter Lundeliusii
 - ii. Linda Cutting
 - iii. Aidan Noonan
 - iv. Lisa Maier
 - v. Tina Battistini (arrived 6:50)
2. Notebooks disbursed to Board Members/Role
 - a. Binders were dispersed to Board members that include information that pertains to the respective Board positions
3. Documents found in previous Board storage boxes
 - a. Linda presented materials from review of historic records
4. Estoppel Fees
 - a. Aidan makes a motion to raise fee from \$100 to \$200
 - b. Walter Seconds
 - c. Approved by all present (Walter, Linda, Lisa, Aidan)
5. Approve Meeting Minutes
 - a. December
 - i. Motion made by Walter to approve meeting minutes from Board Meeting in December
 - ii. Linda 2nds
 - iii. Approved by all present
 - b. January 30th
 - i. Motion made by Tina to approve meeting minutes from Board Meeting on January 30
 - ii. Walter 2nds

iii. Approve by all present

6. Pond Updates

- a. Community meeting date regarding Special Assessment for pond to be decided after updated estimates received.
- b. **Lisa** to send termination letter to Solitude 45 days prior to end of contract (May 1st).
- c. Board reviewed letter drafted by Walter re: Notice of Violation to be sent to properties abutting drainage easements
- d. Motion made by Tina to approve violation letter to be sent out on 2/12/23, Lisa 2nds, all approved
- e. **Lisa** to mail out Notice of Violation
- f. Quotes to remove pine trees that are high risk for falling into the pond
 - i. Seman's Tree Service @ 4,000 (2,000/tree)
 - ii. Esmerelda @ \$3,200 (\$2,800 and \$400)
 - iii. **Walter** to request quote from C&C Cut Above Trees
- g. Cost to be included in special assessment
- h. Board discussed need to open separate account to manage Special Assessment fee
- i. Motion made by **Aidan** to open separate account for special assessment 2nd Tina, and approved by all

7. Board monthly meeting dates

- a. Discussion regarding future meetings
- b. Third Thursday @ 6:30, to be changed as need to ensure a quorum
- c. Linda makes motion to hold regular Board meetings on the Third Thursday of each month, Walter 2nd, All approved

8. Noticing violations in the community; how to proceed in accordance with by-laws
 - a. **Lisa** to prepare letter to community re: following bylaws and enforcement moving forward
9. Taxes
 - a. Discussion tabled
10. Building monetary reserve suggestions
 - a. Per item 4 above, Estoppel to increase from \$100 to \$200
 - b. Per item 8, Board will begin enforcing violations of community bylaws, which would include imposing fines for violations that go unresolved,
 - c. Board discuss possibility of proposing an amendment to the CC&Rs to increase assessment for new home owners to \$1,000
11. Easter Egg Hunt planning
 - a. April 1st
 - b. **Linda** to post on FB to gauge interest
12. Combining FPL and water bills
 - a. Water and FPL can't be combined
13. Street issues
 - a. Speed humps
14. Correcting the community map
 - a. Board discussed the need for the community map to be corrected
 - b. **Tina** to manage updating the map
15. Meeting adjourned
 - a. Motion to adjourn meeting made by Aidan, 2nd Tina, all approved
 - b. Meeting adjourned at 8:20