

May 10<sup>th</sup>, 2022 – Remote Zoom meeting

## Meeting called to order at 7:02 pm

### In Attendance:

- ✓ **Board of Directors:** Paris Scott, Freddy Sanchez, Kylie McLaughlin
- ✓ **President/ACC:** Wendy Carr
- ✓ **Secretary:** Christine Pennington
- ✓ **ACC:** Michelle Mineart
- ✓ **Finance:** Mike Robertson
- ✓ **Social committee:** Jennifer Robertson, Katie Lohr
- ✓ **Web Portal Admin:** Brian Lohr
- ✓ **Excused:** Monique Beane (ACC)

- 1) **Virtual attendees and proxy counts:** 15 homeowner lots were present. 19 proxies were submitted prior to the meeting (scanned and on file). Quorum was met as 27 is the minimum.
- 2) **New Business:** VRBO's
  - a) Lot 37# inquired about allowing vacation rentals in our neighborhood.
  - b) The neighborhood directly behind our neighborhood (Mill Creek Highlands HOA) has an addendum to their CCR's regarding short term rentals.
  - c) Deferred to the next Board meeting to discuss.
- 3) **2021 Board Meeting Approval:** Michelle Mineart approved and seconded by Caron Dwyer. All attendees in favor of approval. Meeting listed as board meeting vs. Annual meeting due to not meeting the quorum for votes.
- 4) **Elections:** Board of Directors (three-year position - one seat open)
  - a) Veronica Knudson (Lot #6) was nominated and elected in the meeting and shared the following:
    - Background of home: purchased in 2013 and rented
    - Retired and moved into the neighborhood, renovated all last year
    - She has been on the Economic development corp board
  - b) Affirmative vote yes by private message to secretary (14 approvals/0 rejections)
- 5) **Officer Reports**
  - a) **2021 Director Report** (Paris Scott):
    - We have had 2 new homeowners so far in 2022 and 3 in 2021
    - HOA positions are open (secretary and ACC)
    - July 2021 all the mailboxes were broken into. The mailboxes were replaced, and insurance covered \$5,567, the remaining balance was covered by our HOA account.
  - b) **Treasurer's Report** (Mike Robertson):

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- Lot 40 inquired about the lot 31 reimbursement on the budget. Lot 31 reimbursement is bi-annual due to shared utilities with the monument
- 9 homeowners have outstanding homeowner dues; 2nd notice has been sent out
- Dues going forward are being raised by 5% per year, by BOD approval
- Should we have an increase for landscaping? The landscaper has never raised his fees therefore the rate doesn't show going up for the 5-year review.
- Annual dues notices indicate the percent or price change when it's mailed out
- The budget shared during the Annual meeting was revised from the original one sent out with the annual meeting notice packet. The subject of providing the revised budget to the homeowners that had already voted for the first budget with their proxy was discussed. Decision was made that homeowners could request the revised budget via email @ [mceha.board@gmail.com](mailto:mceha.board@gmail.com).
- Vote on the budget: Affirmative vote yes

### 6) Committee Reports

#### a) Architectural Committee (ACC) reports (Wendy Carr)

- Curb appeal reminders were sent out with annual meeting notice
- Reminder: any outside changes to be presented to ACC-on-ACC Approval Request Form
- 7 ACC requests in 2021

#### b. Social Team/Welcoming Committee (Jennifer Robertson/Katie Lohr)

- Process for implementing new neighbors' packet is being revamped
- How many new people have moved in 2022 (4 total to date)?
- Summer picnic: June 24th about 5 ish to be held in the Cul-de-sac
- Katie and Jen will go to the houses in the cul-de-sac to ask permission

### Meeting Adjourned at 8:02 pm

- ✓ Christine Pennington / MCEHA secretary
- ✓ Minutes mailed @ 2:39 pm on 05/17/2022 to president, board, and committee leaders
- ✓ Revised and re-sent @ 2:53 pm on 05/19/2022 to president, board, and committee leaders
- ✓ Revised and re-sent @ 10:28 am on 05/24/2022 to president, board, and committee leaders