

MHPOA Board Meeting Minutes

Monday, 2024 Apr 22, 6:00-8:00pm via Zoom

Present: Dan Turk (President), Susan Johnson (Vice President), Brigitte Delisa (Secretary-Treasurer), Keith Pearson, Trevor Igel, Kristin Schmelter, Kathy Moran (non-voting, past-President)

Tardy/Partial: Kevan Davidson

Absent: Skye Stiner

1. Open Meeting
 - a. 6:02pm
2. Reports, Updates, Discussions, & Decisions
 - a. Secretary/Treasurer
 - 1) Report – 2024 Q1 Balance Sheet & P&L (Income) Statement
 - 2) Report – 2023 end-of-year corrected P&L (Income) Statement

ACTION/TODO: Discussion about posting to the website. The explanation for posting final 2023 P&L is as follows: The interest from Premier CU was not final at the time 2023 end-of-year P&L was uploaded to the website. It is now final, has been reviewed by the Board and approved for upload.

- 3) Collections Policy

a) ACTION/TODO: Board unanimously voted to approve the Collections Policy as submitted. The collections policy is effective immediately, as of Apr 22, 2024. However, Brigitte will send out an e-mail and certified letter by May 20 indicating that any delinquent accounts fully paid by May 31 will not incur any late fees or interest, but that any accounts remaining delinquent on June 1 and going forward will incur late fees, interest, etc, as indicated in the Collections Policy.

b) ACTION/TODO: Board decided that research needs to be done regarding the cost of hiring a management company for a portion or more of duties currently required of the Treasurer and ask legal if there are different rules if a POA has a management company or not.

- b. Architectural Control Committee (ACC)

- 1) Report

- a) One request for replacement windows, which is not an ACC decision.
- b) One inquiry from the Westerheides who want to replace siding. The siding complies with ACC requirements. But because Sarah is on the ACC committee, the ACC decided Board approval would be prudent.

i. ACTION: The Board approved the siding.

- c. General Improvement District (GID)

- 1) ACTION/TODO: Skye and Trevor to provide Kristin with availability for a meeting with Carriage Hills' HOA regarding roads.

- d. Snow removal plans

- 1) DISCUSSION: Some discussion about the email from Westover, requesting payment of \$500 for using his skid steer, though others in the neighborhood also pitched in with their vehicles. Keith said that there has never been an expectation that neighbors be paid when something catastrophic, like the snow storm, without approval or knowledge of the Board. The Board decided that a meeting with the some of the plowers is warranted to set rules .

Brigitte sent email to Westover requesting more information before submitting to the Board for payment approval

2) ACTION/TODO: Dan will meet with Joe Good, Phil Mclain, and Mark Westover to debrief about the storms and how to prepare for future. What is required for payment from POA.

e. Cluster mailboxes.

1) ACTION/TODO: Dan will meet with Postmaster and subcontractor on Friday, April 26.

f. Remainder of agenda postponed.

1) ACTION/TODO: Special Board Meeting set for Sunday, 4:30-6:30pm.

3. TODO Summary
4. Next Board Meeting
 - a. 2024 Apr 28, Sunday, 4:30-6:30pm, via Zoom
5. Adjourn Meeting
 - a. 8:18pm