

## June Meeting Minutes

June Executive Board (Board of Directors) Meeting  
Mission Viejo Homeowners' Association, Inc.

Executive board meeting held at Holy Love Lutheran Church,  
4210 South Chambers Road  
Aurora, CO 80014  
June 15, 2010  
**6:30 PM – 8:30 PM**

Guests: Deb Carney, Jory Baker, Greg Dehetre, Rob McNealy, Bob Broom

1. Meeting called to order at: 6:43 pm. Board members present: Elaine Lay, Alan Engels, Tricia Roush, Todd McMahon, Jeremiah Banigan
2. Open Members' Forum (15 minutes) (if requested) – Bob Broom – City took bids on playground Mission Viejo, should start July 1<sup>st</sup>, be done around September. Rob McNealy Urban Home Study movement – lobbying the city council for pygmy goats and chickens in city limits. Wants to know the process for changing the covenant. Covenant only allows 2 dogs, 2 cats, and fish. To amend the covenant you would have to get 50% of each filing to approve the change. Then it has to be recorded on each property in Mission Viejo. There are 17 filings – 1923 homes have covenants. Have to have owners and not renters. Guests from French Creek: Trying to start neighborhood block watch because they got tagged by “S2K” – “shoot 2 kill.” Having problems with teens in that area.
3. Approval of May Minutes – Todd moved to approve, seconded by Jeremiah; Alan motioned to approve minutes as changed, Todd seconded; All approved.
4. Review of Financial Matters – Alan – no statement last month. The amounts listed in May and June reflect everything that has occurred since the April board meeting through today. Clean-up, Welcome Committee Bags, Barcelona Wall painting and new lettering for signs. Completed tax audit. Got a bill for annual storage for \$588. Paid bill and paid for mailbox. Received Feb/Mar/April payment from Pro Disposal for Trash Program. There are 931 members (46% of residents of Mission Viejo). Will need to upgrade Quicken to continue to online banking. Current balance \$11317.40. Trish moved to accept, Jeremiah seconded. The insurance – one was general liability, and the other was the Directors and Officers insurance. One we pay monthly, the other we paid in full. All approved.
5. Committee Reports (Welcome, Labor Day, others) – Welcome committee – visited new residents, have 2 new helpers. Newsletter carriers liked the new bags. Elaine Forks is unable to run the Interdependence Day event. Proposing to have an event Labor Day, but the park won't be done 'til Sept. 15. Aurora Symphony will come out on Labor Day. Todd thought maybe just find someone to run an event. Events Inc. came up as a possibility. He would charge \$500 minimum – it would be based on how much preparation is there. Lori kept extremely good notes, that we could pass on to him. Perhaps some volunteers from the past would help. Do we want to spend money on an event? Maybe over by La Parquita Park. It was an original site for the Mission Viejo 4<sup>th</sup> of July events. Block party? It costs us between \$500-850 for insurance for the event. Grand Opening party for the park? Tentative date on a Grand Opening ceremony at the park. Rob McNealy offered to help organize something. Alan - Motion to do something low-key, like a family picnic event, with a Grand Opening Ceremony with city officials. Troy is in charge of food for this event. Trish seconded. All approved.
6. Unfinished Business
  - a. Tax Return – Information – was finalized by Jim Donald. We are filing a form 1120. He researched a lot as to which form we should file. Alan and Todd met with Jim, and he definitely looking into the 501(c)3 and 501(c)4 change, and will get back to us the week before the August board meeting. Last board meeting we set aside \$1000 to cover taxes. By the time Jim was done, we had \$0 tax bill on both federal and state. We paid him \$400 to do the taxes. We can deduct all of our expenses as long as we spend what we get, as long as we are a corporation. The way we collect membership dues it is not counted as an exempt function, it is a corporate donation. By going to a non-profit status that income would be considered non-taxable because it would be

considered a donation. We do need to consider all the issues with converting to the non-profit status.

- b. Barcelona Wall Spruce Project Update – Information – very successful. The two corners have been done. Jeremiah and his son Alex, Todd, and Carol Tobiassen scraped and cleaned and painted. Dave Raemer installed the signs. Have 1.5 gallons of paint left. Todd moved to get 2 more signs made. Alan seconded. Alan thinks we should do the sign here by Holy Love, and the one by the Fire Station. Jeremiah thinks the new signs look good. Need to cut back trees and brushes by the Fire Station. New signs would be approximately \$1900. Incorporate a little clean-up. Alan asked Bob if we could put some kind screen up in front of the electrical box at Hampden and Buckley. Suggested talking with Dave Chambers – Public Works Director. Elaine would rather fix walls along Chambers. There are 3 or 4 places on Chambers and 3 or 4 places on Hampden. We could check into slump block. Alan, Jeremiah, Todd, Trish in favor of doing 2 more signs. Elaine against.
- c. Covenant Violations – Information – notifications sent to 2 properties mentioned at last month's meeting. There has been no improvement at those properties. There are a lot of people parking campers and such in driveways in violation of covenant. The next step would be to have an attorney send a letter. Do we have date/time stamped pictures? In the past the court wanted several pictures across several days. It's about \$150 to \$200 to send the letter. Anything under \$5000 can go to small claims court. The offending party may have to pay attorney fees. You may not get paid back until the property resells or refinances.
- d. Library Issue Updates, Political Update – General Information – No conferences, actions, or mediation has happened. We should have had something 90 days after our last court date, which is now past. Can we force the issue with the county court? We haven't been able to find an assessor to help.

## 7. New Business

- a. Loss of Recreation Center Due to Potential Change of Use – Information, Motion and Approval – We have been having conversations with Richard Ellis and Ian Elfner (property seller). One person wanted a recreation center/abused kid center. Another said recreation center. Another said they wanted to make the recreation center into a church. Todd feels those changes need to go through an amendment to the general plan. Most people want it to be a recreation center, and if it is going to be change, it needs to be approved by the neighborhood. About 35 people said recreation center, others said some kind of community center. The second biggest group said they would like some say in any changes. There is a letter you can send to the realtor to require them to disclose the way they would have to change the land use. Todd moves to ask Bob Hoban to review everything with this issue and send a letter to the realtor working for Wells Fargo on this property for \$200. Alan seconds the motion. All in favor.
- b. Newsletter Complaint Responses – Information – we used wording from another HOA on the dogs off-leash issue. The RV issue is a covenant issue. Vandalism spotted behind King Soopers was sent to Tom Tobiassen, PAR officer, Bob Broom. The Quincy Creek shopping center owner is in Nevada, and will try to clean up the area behind there. The plat map implies that shopping center owns the access road. He is going to look into it.
- c. Music in the Park, Garage Sale Events, Large Trash Pickups – Information – Jeremiah is going to be in charge of the Music in the Park and set up a table for a door prize, an area for the band, and then 5 armless chairs. Todd will put out 2 music in the park event signs. Needs someone to pick them up. Todd moves to give \$50 to the Aurora Symphony. Jeremiah seconded. All in favor. Garage Sale event happening the 25-26<sup>th</sup>. Todd would like to get 2 more community signs. Todd moves to spend \$100 to get more signs for the garage sale. Elaine seconded. All in favor. Large Trash Pickup (dumpster day) – Todd talked to ProDisposal would have to charge us \$450/truck to have a man out here on that weekend. That's the only way they could see doing it. First come, first serve.
- d. Clean up Day Plans Chambers Part 2 – Information – Talked to Hunsuckers and their neighbors and they cleaned up their area, and others were agreeable to cleaning up their area. They are willing to help on July 17<sup>th</sup>. There are 7 houses involved. Elaine asked Marsha, and she said it would cost the same amount to close the lane. Doesn't know if it is the same amount for

Chambers and Hampden or just Chambers. Todd will have to call traffic control to get it on their plate. Ironwood Earthcare is donating the mulch and put it behind the library. No trash bags, etc. Should we close the lane along all of Chambers so everyone has the opportunity to go pull weeds and pick up trash if they need to?. Alan moves allocate \$400 for lane closure on Chambers on July 17<sup>th</sup>, from 8:00am to 3:00pm. Elaine seconded. All approved.

8. City of Aurora Project Plan Reviews - none.
9. Announcements/End of Regular Meeting – Elaine needs someone to coordinate newsletter delivery. Alan will take care of it. We have dropped a letter off to Home Depot for weed killer, respirator, sprayer, gloves, etc. Just waiting to hear back.