

## MVHA meeting minutes

April 15, 2008

Mission Viejo Library

**Guests:** Homeowners: Tamie Harlan, Krista Belle Bateman, C.Fuhrer, Linda Nowell, Ed Truett, Kathy Byers, Mary Davis, Karen Lacy, Lori Underwood, Homeowner and City Councilman Bob Broom.

Meeting called to order at 6:35

**Quorum established** with Todd McMahon, Alan Engels, Ron Costa and Elaine Lay

**Mr. Van Lewis and Errol Rowland** were special guests from the Heather Ridge Metropolitan District. They told of their experience in creating the Heather Ridge Metro District. There are 1200 homes in Heather Ridge and 10 associations. They were threatened with the possibility of losing their golf course. They formed an Association Of Heather Ridge for the Metro District and met every week. There were 10 voting members, one from each association. It was a unanimous "yes" to preserve the golf course. They formed 3 committees: group organization and maintenance, reactive group and a proactive group. They had weekly meetings and got the city involved. City councilwomen Molly Markert and Sue Sandstrom were especially helpful in the process. They began in April 2005 and there were 300 people at the first meeting. They raised \$60,000 and got \$200,000 in donations. There were special district lawyers that represented them pro bono. At the meeting 86% of the people were in favor of creating the Metro District and this remained a constant number during the next 2 years as they worked to establish the district. They had the zoning for the golf course changed with the help of a zoning expert, who only charged them \$50 for his help. It costs them \$20,000 a year to maintain the metro district. Their recommendation is that we go through the HOA rather than form a Metro District to save the Heartwood Recreation Center.

**Then Bob Broom** spoke on the topic of the Heartwood Recreation Center. The preliminary report from the city is that the facility is too small for the city to purchase. The city budget is very tight. Saving the golf course did not cost the city any money. There is a possibility that either the YMCA or the Salvation Army may be interested in purchasing the property. Bob said he would arrange a meeting between the city attorney and the HOA, if we were interested in having a meeting. The asking price for Heartwood is \$1,650,000. Starfish is interested in the property, but if they purchased it, they would only be interested in maintaining the interior of the building and the outside pools and property would probably deteriorate. The property became bank owned in February.

Alan then pointed out the reason that we are concerned about the property is that we do not want it to be torn down and we need to be strongly reactive and proactive.

**Approval of Minutes:** Approved March 18 minutes. Motion made by Alan, seconded by Todd-all in favor.

**Review of Financial Matters:** Balance in account \$8,000.72. Budget for the insurance was \$3,700. So the insurance that we are getting is saving a substantial amount of money. The \$250 donation to the MaryAnn Lewis bench is not reflected in the amount, but all other bills have been paid. The income from the 2007-2008 voluntary dues is on the website.

**Waste Advantage contract** has been looked at by our attorney and she approved it. Motion made by Alan, seconded by Elaine-all approved the contract.

**Security Self Storage** is our new location for storage. The contract with Lock and Key Storage ends on April 30. The fee for the new storage compartment, which is smaller, is only \$47 a month, and the first month is free. Alan and Todd are going to move the storage items on April 30. Our archives are now being stored at Denver Public Library.

**New Member Outreach.** Alan has letter prepared to send to new residents in the area to reach out to them to make them aware of the HOA. He will send his draft to the board members. There were about 400 incorrect records when resident records were compared to the City Assessor's records. Elaine questioned the letter project since the new homeowners would feel when they were being contacted twice to pay the HOA. She felt that we should concentrate on getting as many people to sign up for Waste Advantage, but Alan feels that that revenue will not be coming in soon enough. The discussion was tabled.

**Web Site Review.** Todd asked that board members look at the web site and check it to make sure that the information flows nicely. Alan also suggested that the homeowners in the room do the same thing.

**4<sup>th</sup> of July Event insurance and D&O insurance.** Karen Pickering went through the insurance and the board decided to go with Philadelphia Insurance Co. because it covers things from previous years, even though it does have a \$5000 retainer for a claim. It is, however, \$1900 less than the previous policy.

**FAA letter regarding Centennial Airport Noise Study.** The city of Aurora recommends that all HOA's in Aurora oppose. Todd wrote a letter representing the homeowners in Mission Viejo, as being opposed to the changes that are being suggested.

**HOA printed newsletter.** Colorado Lasertype has been in business for 22 years. They will print the newsletter for free. They do this for 20 associations, mostly in Jeffco. They sell the ads, and also will put in ads for teens babysitting and such things. The courier service that will deliver the newsletters in Perry Promo, who charges \$0.13 a resident to deliver, which comes to approximately \$256 to deliver. It will be a monthly newsletter. Todd requested that we give it a 3 month trial. Todd made the motion and Elaine seconded-all in favor.

**YMCA Letter.** Todd is going to write a letter to the YMCA about interest in the MV neighborhood to have YMCA purchase the Heartwood Recreation Center. Todd made the motion to write the letter, Alan seconded-all approved.

**Paid Ads on Web Site-** Cindy Acree contacted Todd about placing an ad on our web site. Todd had prepared a chart listing costs, etc. However, the hour was late and not enough time to study the suggestion. It was tabled until next meeting.

The meeting was adjourned at 8:45.

Respectfully submitted,

Elaine Lay, Secretary