

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

The board meeting was held at Mission Viejo Library,
15324 E. Hampden Circle, Aurora, CO 80013
February 19, 2008, 6:30 pm – 8:30 pm

1. Call to Order, Establishment of quorum: Todd McMahon, Alan Engels, & Elaine Lay (6:35 pm)
2. Open Members' Forum: (15 minutes) (if requested) 2 residents in attendance.
 - Question on HOA powers as an organization? HOA has the right to enforce the covenants associated with each filing within the HOA. We do not have the right to have mandatory dues rather it relies on homeowners to pay voluntary dues to support the actions of the board.
 - Snow removal issues along Chambers, Hampden, Mission Pkwy, and Alicia Pkwy.
 - Barking Dogs - recommend contacting Access Aurora and Animal Control.
 - Marsha Osborne presented Mission Viejo Mug for all her efforts helping the association and neighborhood..
3. Approval of Minutes: December Mtg. minutes not available...**held over until March 2008 mtg.** Annual meeting minutes from January to be approved at next annual mtg.
4. Review of Financial Matters: Expenses and Deposits from 2/14/08 to 2/19/08 noted by Alan. \$235 in additional deposits and expenses now total \$159.75 ... Todd motion to accept the financials as presented with additional information included. 2nd by Elaine. Passed with all in favor.
5. Unfinished Business:
 - a. Annual Meeting Review – excellent meeting. Positive response to single trash vendor. Recommendation that secretary or note taker be seated at the side of room to better hear what is being said.
 - b. Introduction to new Board Members/Information Package –
 - Elaine to update the contact list
 - Updated Orientation / Information Packet given to board members
 - Neighborhood Roundtable – Feb. 27, 2008 5:30 p.m. dinner will be provided. Please RSVP with NSD at: 303-739-7280. Open to all residents.
 - HOA Connection, 760 AM radio every Sunday from 9-10 AM
 - c. Trash Partnership with Waste Advantage Discussion
 - See discussion from Annual meeting
 - The 1200 needed is high number. City Council member Bob Broom also gave us information that the city is looking at the possibility of going to a single trash collector.
 - Issue of how to bring residents with a current contract onboard.

- Motion made by Todd to concentrate efforts where we have a lot of support. Filings 12 and 16 during the first year. 200-400 homes. 2nd by Elaine. – All were in favor.
- Motion Made by Elaine to reduce the \$4. admin fee to \$2. per household to make the program more attractive. 2nd Alan – All were in favor.
- Consider folks that have already contributed to HOA.
- Target date set for completion of filings 12 & 16: June 17, 2008. Committee to be lead by Elaine. If additional filings want to come on board to meet this date.
- First step in moving forward is to contact Chris at Waste Advantage to discuss changes in proposal. Todd will make contact.

6. New Business:

- a. Motion to place corporate records at the Denver Public Library by Resolution was presented by Todd. 2nd by Alan. All were in favor. (Closed)
- b. Set up and moving materials to a new storage space. (Open)
 - Current storage is paid thru March 31, 2008
 - Security Self Storage 5' X 5' = \$47. a local option.
 - Tentative work clean up day – **Friday, March 7, 2008** to pick up and go through documents. Location: Current Storage and Alan's house. Alan has offered to hold documents at his house until the move and review of documents can be completed, so that they can be placed with the Denver Library or stored in the new storage area.
- c. Outstanding aged receivables - communication with our attorney and future actions. Alan found several boxes pertaining to violations processed by the management company. More may be in the storage area to support claims by HOA. Alan will investigate further to determine if files should be closed or if the HOA has valid claims against homeowners. (Open)
- d. End of the adobe "slump block" stash with the City and issues related to homeowner request for replacement bricks for walls. Bricks are the property of the HOA, but being held in storage by the city. Marsha to look at current ordinance on the Mission walls. Continue discussion. (Open)
- e. Membership campaign to reach out to new homeowners in Mission. Proposal by Alan to design postcards targeting new owners. 2nd by Todd. All were in favor. (Open)
- f. Web site review -
- g. Tax preparation needs – Todd to contact Jim to determine if we can get a rate of \$200 to \$299, if not we will attempt to file the tax forms ourselves. Motion made by Todd. 2nd by Alan. All in Favor.

7. Board Elections:

- Alan will accept position as Treasurer.
- Alan will accept position as Vice President.

-Todd will accept office of President with a co-president, Troy Haller. Co-president will assist the president represent the HOA at different events and will shadow the president.

- Elaine will accept office as secretary; Ron Costa will act as back-up.

Motions for all position made. All were in favor.

8. City of Aurora Project Plan Reviews:
 - Summerfield Condos, to add a bank...support.
9. Announcements:
 - Aurora day at the Capital, February 29, 2008, contact Tyra Lallo with the City of Aurora Communication Dept. to register. Any questions call Kevin Hougen at 303-344-1500.
10. Adjournment: Meeting was adjourned at 8:50 p.m.