

Annual Meeting Minutes held on January 15, 2008 at the Mission Viejo Elementary School Cafeteria.

1. Member Sign in – 640pm to 710pm
2. Call to Order @ 7:11pm
 - b. 3% for quorum – establishment of quorum = 19%
3. Introductions of Board Members:
 - i. Todd McMahon – President
 - ii. Alan Engels – Vice President
 - iii. Ron Costa – Secretary
 - iv. Troy Haller – Board Member

Web Site Resources available: Todd covered the website location and what is available. Members can Pay dues online, find Relocation info, minutes, agenda, how to contact board members, and Neighborhood Watch information. Suggestions are taken for the website.

4. Trash Partnerships – Presentations

The Association put out an RFP to all trash companies, two responded.

 - a. Pro Disposal Rep – Todd read the proposal highlights. Suggested a % goal, can set up pricing models, whether they are a member of HOA. ...Signed by the President. Rep invited of Pro Disposal did not attend. Results of information from the website poll
 - i. 81.8% - Waste Advantage (total of 11 responses)
 - b. Waste Advantage (started 3.5 yrs ago) – Chris Blascoe representative. Thanked the HOA. Local owned and operated and detailed oriented company. Not an easy proposition. 1200 residents required to provide service. One, single trash provider one day a week per section of the community (about 400 pickups a day). Two, set up a funding to help the HOA events. If they understand the goals and the structure, then WA can achieve those goals. They have systems to account for pick up. Highlights of the RFP - # of trash items. Recycling is available: one bin for all items. Same service day. Can pick up large items with 24 hours notice. Partner with the HOA, getting neighbors involved to grow the membership of the trash collection. Flyers by address, website to grow the membership. Only lost one day in the last snow storm. Price structure:
Questions:
Q: Special clean up day? Can provide a truck on site or large containers.
A: They do provide.
Q: Do you have customer in MV presently.
A: No, not presently, unknown count; losing proposition. Present service is HOA and commercial service.

Q: How many trucks do you presently run?

A: Service 8,000 residential customers and multiple commercial services, 10 trucks. This is a customized trash company.

Q: The rate of \$18.00 is that guaranteed?

A: Rate is \$14.00 + 4.00 for HOA for projects for this community. 5% cap on pricing for year 2, 3, etc. If CPI is less, then that is what they will charge.

Q: Do we need to have 1200 customers by a certain date, or will you start out smaller and how have you done in other communities.

A: Plus or minus a few homes is okay. If you choose WA, they will be committed to the community and expect the community to be committed to us. They have found they stand on the service and have grown approx 15% per year.

5. Trash Partnership Discussion – Todd – no predetermined ideas, the board would like the members to consider. The board will discuss at the Feb board meeting.

Member: A few neighbors have Pro Disposal – They do drive fast through the neighborhood.

Response: Todd – some wear and tear off the streets, this is not limited to this company. It seems to be a growing problem with drivers in the neighborhood.

Member: How do you reach the 1200 customer goal?

Response: This will require a door to door campaign.

Member: New to the area, have a current contract, not real happy. But have a contract for a year. Can I get out of the contract?

Response:

Member: How many homes in the area are unoccupied?

Response: Over 200, we will talk about that later in the meeting.

Member: HOA takes on the trash cost, wondering if they can do that.

Response: This is the goal.

Member: Does the \$18.00 include recycling? Response: Yes

Todd: Part of the ballot, which company would you we want to partner with, if any.

Member: Their recycling is very good. They take items that others do not.

Motion made to partner with Waste Advantage, based on their proposal.

Member: Craig Johnson Motioned, Shelby Lake, 2nd the Motion.

Vote taken: 20 votes, motion passed, will be verified via ballot.

6. Year End Review and Awards:

- MVHOA mission statement.
- Articles of incorporation 1975.
- Association Bylaws statement.
- Last year was the 35th anniversary, celebration held.

- Working in partnership with MV in California. HOA was lent a traveling exhibit which was on display at the MV Library. Part of 35th Anniversary Celebration.
- MV Colorado exhibit at the Aurora History museum for about 3 months. Over 2,000 visitors to the museum. Part of the promotion of the neighborhood. Part of 35th Anniversary Celebration.
- Pawn shop opening, Todd went to City Council. Working with Bob Broom, met with city manager and zoning, could not prohibit the pawn shop from opening. There is a perception problem. There are rumors about the development of the shopping center. Nothing concrete, will keep monitor on the growth of center.
- Not a lot of support to designate MV as a historic area.
- Advantages: tax benefit, increased value of homes.
- Fence Program: big push in Meadow Wood to establish the fence program, monitoring their program, we could do something similar.
- Foreclosed Homes: Discussions at board meetings, some issues with vagrancy.
- Truck traffic on Hampden. Spoke with Mayor, trying to pass an ordinance to restrict truck traffic during certain hours.
- Some improvement in the median areas, HOA worked with the city to bring new plantings.
- Board meetings are a good way for city officials to see what is happening in our community.
- Two newsletters, first one published by HOA without outside financial support. Second was issued with advertisers to offset the cost of printing and mailing. Did not reach our goal to be self supporting, but were able to cover more than 50% of the costs. Continuing we would need volunteers to deliver, free publishing, or an increase in advertising to cover the additional costs. On average each issue costs about \$1000 to print and distribute.
- You can now pay dues online, convenient for members and HOA. A percent goes to PayPal as a fee. If a person is paying \$50 the fee is \$1.75, at \$100 the fee is \$3.20. These fees are being tracked in the 2008 budget as an expense to the organization. While it does cost the HOA to offer this option. About five percent of current members using this option. In addition, it saves us from having to make a trip to the bank, saving on personal expenses of board members.
- Web survey: Trash, Fence, Historic Designation, Metro District Interest
- 7592 Web Site hits, Over 60 people subscribe to our email lists is growing.
- Cleanup – 2 events – Over 20 volunteers - Great effort, looking forward to doing more of these in the future. There are costs associated with clean-up efforts. For example closing lanes of traffic cost the HOA about \$1000 last year. The city covered about 50% of the total costs.
- 4th of July Event – Lori does a fantastic good doing this event. HOA covered event insurance. This protects everyone involved in the event.
- 35th Anniversary Event – Great event, it is on the website.
- We got Paul Finger to provide meeting signs, which are put up a few days before each HOA meeting letting you know of the time and place.
- Dues paying members – decline over the last year, partly economics, with this type of support only a few things can be done.

Awards:

- Tom Brandhorst – board member on and off for the last 15 years, most recently on the board for last seven years. HOA and Mission Viejo residents appreciate his years of service to our community. Presented mission bells.
- Lori Underwood – 4th of July Celebration – Fantastic – Presented a Mission Viejo clock.
- Elaine Lay – Cleanup Coordination in all that you did for the cleanup of our community – Presented with a Mission Viejo Bag.
- Marsha Osborn – Neighborhood Liason – Thank you for volunteering during our community clean up – was not present, but will be presented with a Mission Viejo coffee mug.
- Thank volunteers for all their efforts:
 - Holiday lighting crew
 - 4th of July Committee
 - Spring and Fall Clean-up

7. Guest Speakers–

- a. Bob Broom (Aurora City Council) – Feb 12, water rate meeting 7pm MV Library, Construction in Mission Park set for this summer. Functional Art project taking place.
- b. Ryan Frazier, at-large member of City Council. -
- c. Marsha Osborn (Neighborhood Services) – Not in Attendance
- d. Tom Tobiassen (Neighborhood Watch[NW]) –
 - Reminder:
 - i. sign-up sheet for Holiday lights
 - ii. 4th of July Celebration sign up.
 - NW is alive and well.
 - Par officer – Jeff Brown, send crime reports weekly.
 - Crime is very low in MV.
 - NW is the eyes and ears, call police department.
 - Quarterly NW meetings, next meeting is March 11, 2008 (Meeting are always the 2nd Tuesday of the month and are held at MV Library, signs are posted a few days before in and around MV).
- e. Myra Lansky (Mission Viejo Attorney) – 10 years of service. Reflection of MVHOA-we are survivors. Thriving community. Expect to see foreclosures go up, for the next 10 to 18 months due to ARMs. About 10% (she did not give the timeframe). Foreclosed homes – you can check the county assessor’s office to find out which bank owns the property.

Write, call the bank, they have the same responsibilities as owners. Banks must maintain the exterior of foreclosed properties. You can also contact Access Aurora the HOA board to assist in these matters. Report crime, especially at these vacant properties. The residents must work together with the HOA to maintain our community.

8. 2008 Budget Discussion – Alan Engels
 - a. Review of budget – accurate forecasting
 - b. 2006 dues showing (3929)– brought forward from previous years
 - c. Already received over \$800 in dues for 2007 since January 1, 2008
 - d. June/July timeframe mailer for dues, getting the original dues schedule.
 - e. Looking for reduction of fees, for example, Tax submission and account audit which currently cost the HOA \$400
 - f. \$1200 legal fees - \$95.00 per month – legal questions, letters. Not covered is the reimbursement to the HOA from legal actions. \$15,000 that homeowners owe in court fees and covenant issues, but can not be forced to pay until sale, foreclosure, re-financing of home. An increase in donations will allow the HOA to work more in this area.
 - g. Storage costs - \$800 to 900 annually – documents – reduce to \$600
 - h. Postal costs, PO box at \$200 each
 - i. No administrative costs – all by volunteers. Just three years ago the HOA was paying a management company in excess of \$40,000 annually to administer all correspondence, financial records, and processing of covenant violations.
 - j. Two biggest items – Insurance for the 4th of July event and D&O insurance. The costs associated with these items are reasonable in overall cost, according to insurance standard costs.
 - k. Pay Pal processing. As we discussed earlier this evening. Collecting funds via the web site requires that we use a company to process it, and have fees associated with them. We will be recording the full amount of all dues donations and therefore need to account to the expense of the processing.
 - l. Other Expenses – Awards for individuals who support the community
 - m. Increases and decreases to each of these line items
 - n. Questions: Celebration all that attend. Would be nice if they would pay their dues. Resp: there is a donations box

9. Call for nominations to the Board of Directors. Ron Costa and Troy Haller still have one year left on their current terms, so you will not need to vote to retain them on the board this year.

Todd McMahon & Alan Engels have agreed to continue serving on the board, but their current terms have expired, their names have been preprinted on your ballots..

Nominations from the floor:

 - i. Elaine Lay, self nominated. Seconded by Todd McMahon.

Members can vote for 3 persons to serve on the board. HOA by-laws allow up to nine board members.

10. Voting Procedure and Tallying

Volunteer to count the votes – Mike Kenney. Assisted by Alan Engels

11. Open Members' Forum

- a. Troy Haller suggested getting trash sign up at the 4th of July celebration.
- b. Q: Who takes responsibility for the side walks when the concrete fence.
A: Every sub-division is different. It is still the homeowner's responsibility. The city plows. Will be working on the arterial streets for the city to plow the side walks. If the city will not, we will also be looking at using HOA funds to accomplish this if donations increase.

12. Vote Results

- a. Todd McMahon - 45 – 100% of available votes, Elected to board
- b. Alan Engels - 45 – 100% of available votes, Elected to board
- c. Elaine Lay – 40 – 88% of available votes, Elected to board
- d. Annual Budget 45 Yes 0 No - – 100% of available votes, passed
- e. Trash Partnering Proposals (Non-binding)
 - i. Pro Disposal – 1 Yes 44 No. 2% of available votes. Will not pursue partnership.
 - ii. Waste Advantage – 44 Yes 1 No. 98% of available votes. HOA committed to pursue partnering.

13. Announcements

- a. HOA Board Meetings every 3rd Tuesday at MV Library, at 630 pm

14. Adjournment @ 852PM