

MVHA meeting minutes

December 19, 2006

Meadowood Recreation Center

Meeting called to order at 6:45 pm

Quorum established with Todd McMahon and Ron Costa

Acceptance of this as a regular meeting pending any further discussion/objections or suggestions to reschedule any discussion items from Tom Brandhorst or Alan Engels in the following days.

Minutes:

Tabled till February, not available for October's meeting.

Report on Financials

Ron brought a prepared Standard Balance Sheet prepared by Tom showing current assets of \$8,658.58. Ron called Tom and got clarification that this did not include some new contributions and does include money from the Naggy Bond case. Ron and Todd tentatively accepted this financial statement as prepared pending any potential questions posed by Alan.

Unfinished Business:

November Post Cards went out. Minute Man Press are holding the balance of our money that will be used for our second annual meeting announcement.

Paul Swift will get back to us in January on the total amount distributed from the Class Action lawsuit.

Todd is hoping to ask Alan to draft the letter to Mr. Naggy.

Need to check with Tom on the establishment of the new bank account.

New Business:

Grocery Warehouse – expecting word on the new tenant, first part of January. According to Sullivan Hays, leasing broker for Albertson's, two businesses have made bids for the space.

Holiday lighting went well. Todd helped Tom Tobiason and others. There was an article in the Denver Post Your Hub section, also on the HOA web site. Looking for volunteers to take down on January 6th. All board members are welcome to help out.

The Mission Viejo exhibit is coming along. The exhibit will be on display March 2, 2007 – June 17, 2007. Todd has been working hard on this project. He distributed a cost breakdown prepared by the Aurora History Museum (e-mailed prior to the meeting) showing the suggested contribution from the HOA at \$200.

Todd will be meeting with the Cherry Glen Town Home Association Thursday Dec. 21st, 6:30 pm at Mission Viejo Elementary to solicit contributions from them. Other board members are welcome join him. Todd will also be meeting with the Seville Townhomes on January 26th.

The next exhibit planning meeting will be on January 12th, at 3 pm at the Aurora History Museum. All Board Members are welcome to attend. Todd spoke with a Jim Toepfer formally of the Mission Viejo Company and lead designer of our neighborhood and hopes to entice him to the next planning meeting. A number of sponsors have already been lined up including Shea Homes (\$200), the City of Mission Viejo California (in-kind), City of Aurora History Museum (in-kind), Paul Finger Real Estate (\$100), the John and Margaret Thomas Community Endowment (\$600), and Duckett-Wilson development (Mission Viejo Shopping Center) (\$250). Mission Viejo Elementary School's Asset program will help out by being provided with disposable cameras to have school kids take photos of our neighborhood as part of the exhibit. HOA money will actually help support this part of the effort. Todd made a motion to support \$200 to the Aurora History Museum; Ron seconded that motion. Vote carries forward. Ron said he would like to give more if possible. Ron suggested that somehow the exhibit needs to stress the HOA involvement and suggested that handout fliers be made available to solicit contributions to the HOA. Todd will look into that possibility.

Todd showed Ron the Draft Covenant Enforcement Policy (e-mailed in November). Todd drafted this to clarify the HOA's role in covenant violations and a procedure for potential litigation actions. Ron and Todd voted in favor of accepting the policy as written pending questions or objections from Alan or Tom.

Todd then showed Ron the Bylaw revisions suggested by the Mission Viejo attorney Myra Lansky. Todd asked Myra over two months ago to make suggestions on changes needed to the Bylaws to avoid inaccuracies and possible legal problems with the current Bylaws. Todd said that many of the changes are minor, such as eliminating the term Master Association and all references to the Colorado Common Interest Ownership Act, which were made to coordinate with the mandatory dues, covenant amendments. Since that was thrown out, the wordings needs to more accurately reflect the organization as completely voluntary. The biggest changes suggested are that membership is not mandatory – members are determined by showing support (paying dues). Todd said according to Myra this helps the HOA avoid some legal challenges and has another benefit in that in the future mailing of notices would then only need to be to “paying” members, thus avoiding our need to send out over 1,973 notices. Todd and Ron voted in favor of the suggested changes and will post it on the HOA web site and make reference to in the upcoming proxy postcard and made available at the Mission Viejo Library.

Todd said the annual meeting is set for January 16th at 7:00 pm All Board members should try to be there at 6:30 pm for set-up. The school will advertise the meeting on their signboard. Guest speakers will be Myra Lansky (Bylaws, legal issues), Tom Tobiassen (Neighborhood Watch), Matt Chasansky (Aurora History Museum - Mission Viejo Exhibit), Marsha Osborn (Neighborhood Services – perimeter clean-up problems). Todd will also try to bring a laptop and show people the website. Jeff Brown (PAR officer) was invited but declined since the Police department believes that HOA meetings were unproductive and generally the officers only hear complaints. Todd suggested that we should recognize via a simple certificate the work of the Holiday Lighting group (Tom Tobiassen etc.) and Lori Underwood for her work on the 4th of July. Ron seconded the recognition idea.

Todd will help prepare the Proxy postcard to be sent out after Christmas. Todd needs to see if Tom will be running again and the postcard will have his name (if running) along with three fill-in blanks and acceptance of the 2007 budget and Bylaw revisions, which will be posted on the HOA web site and at the library.

Ron and Todd discussed the need to develop a budget for 2007 for member approval. We will need to check with Tom and Alan but both Ron and Todd accepted the following as a preliminary budget to be refined over the next two weeks with Tom and Alan's input:

Income:

Membership Dues Income: \$8,000.00

Expenses:

Mailings	\$2,000.00
D&O Insurance	\$1,500.00
Legal fees	\$1,200.00
Storage	\$1,200.00
4 th Event Insurance	\$1,000.00
Audit/Tax Prep	\$ 400.00
PO Box	\$ 200.00
Exhibit Event	\$ 200.00
Web page	\$ 100.00
Misc.	\$ 200.00

Todd and Ron would like to see a newsletter in 2007 and perhaps the money earmarked for mailings could be used for this. The support from the 4th would be paying for the liability insurance only. Todd will ask Lori Underwood if that is how she would like to see the HOA support the event.

Todd and Ron voted in favor of accepting and paying for the D&O insurance and the event liability insurance policy.

No projects in our area. Notice came to us about some work at Hilltop Park. No Board action required.

February and March's Board Meetings will be at Mission Viejo Library.

Meeting adjourned at 8:10pm.