

More Mesa Shores HOA

BOD Meeting Minutes 2/28/2019

Meeting location: Gail Johnsons Residence.

Board Members in Attendance: Gail Johnson, Tom Condon, Donald Goodman, and Jim Peterson. Not present was Diane Keep. Members in Attendance: Sandra Austin and Christy Holz.

Call to Order Gail Johnson called the meeting to order at 6:30 p.m. and the BOD approved the 1-14-2019 BOD Meeting Minutes.

Open Forum at 6:33 Gail asked if any one of the members present had anything to say? Christy Holz mentioned they only got one ballot of two sent to their residence for our More Mesa Shores Vote. Noted by Gail Johnson.

Annual Meeting Follow-up and Approval of Minutes The minutes for the 1-24-2019 Annual Meeting. Discussion about Davis-Stirling on getting approval of the minutes. The BOD can approve the minutes and still ask the members if they have any comments. All BOD members present approved the 1-24-2019 Annual meeting minutes.

Committees: members have signed up for different committees. The social committee Laurie Rose is going to help Molly Rothman to set up the next social. Beach clean-up: annual beach clean-up day for spring time. Mark Mosley has a contact to take the Lobster Traps away. Beach committee could be in charge of maintaining the repairs and cleanup from the gate to the sand. We should set up a chairman for each committee. We could ask if the Committee chair could attend the BOD to give reports when needed. Architectural Committee Liaison was Charlie Stoler. Gail asked if Jim Peterson could take Charlies position. More members should be on these committees for back up if people can't weigh in on discussions. We all signed a code of conduct on the BOD. Should we have the committees also sign the same document to help keep a healthy act of discussion. We need to have rules for what we can and cannot

act on in our discussions, or a code of ethics. All BOD agree committee members should sign a code of ethics.

Action Items: Gail took action to contact new and existing committee members so everyone is aware of membership changes and coordinate code of conduct/ethics signings.

Evaluation of 2019 Board Elections Process At 7:00 Gail asked about the third party The League of Women Voters of our elections. We all on the BOD thought it was a good thing.

MMS Gmail and G Drive Overview At 7:02 Gail was making a point of how important it is to update and see emails that come through for official business. This is an important item that we take turns dealing with the information.

Secretary's Report At 7:05 Jim Thought we should put Diane Keep's letter into the Minutes. Jim read letter to the BOD. We all accepted her resignation, and letter needs to go to Diane to accept her resignation. Now the board needs to nominate a new Board Member. If members were interested in being on the BOD we should call them first, and then send a general note to all members. Assessments not being paid will be handing off to the "Team HOA" for these uncollected funds. Do we want to let the debt of homeowners go away, and let there be a start over, or a clean slate with no debt. Before we give to Team HOA? Letters from Bonnie Freeman to the BOD were discussed. The second letter was about the Cannabis farm and the smell that is noticeable in our housing tract. We need to let the HOA no how to contact Air Pollution Control. We could find out how many people are being affected. Put this into the next newsletter.

Action Items: Gail took the action to contact Diane Keep and accept her resignation and notify the HOA of this Board vacancy and look for a volunteer to write the newsletter.

Treasurers Report At 7:30 Tom Condon gave us a report on our balance sheet. Two members owe moneys from fees due from collection. The P&L shows we have made \$4.59 - this is the interest in the account. Transfers to Team HOA should be done in April. It is so important to have a reserve for repairs such as our beach access stairs. Moneys will be transferred to Pacific Western Bank from Union Bank. A question was do we need Team HOA to have access to our

reserve? Tom is going to look into investing our reserve account, and what authority does Team HOA has. Tom had the BOD approve and sign document needed to transfer monies from Union Bank to Pacific Western.

Total Bank Accounts	\$113,533.93
Total Assets	\$115,121.88
Total Liabilities and Equity	\$115,121.88
Checking Account	\$45,977.48
Reserve Account	\$67,556.45

South Coast HOA meeting summary 1-16-2019 At 7:40 Gail gave us a report on her visit to the HOA South Coast conference. Gail heard the following on some changes to the 2019 David-Stirling's law. Gail went to this 30th anniversary meeting. Here are some things she heard at the meeting: Where ever we have an Annual meeting there needs to be an ADA access. Other HOA's around our city will make notice to the community to show who is not paying their assessments. The BOD thought this is not a good practice in revealing people's debt to the community. Assessments are for common areas and should some of our assessments go to an annual social party. The David-Stirling act is not clear if we have some of the assessments go towards an annual social for the community. At this point we will not change the way we are doing the annual social.

Old Business The revised debt collection policy Draft has gone out to Homeowners and all has been positive. The CC&R language has gone into it. The road widening guidelines, document was written and rewritten. Now we have a new version to change the language and design to have case by case basis of guidelines. Road improvement guideline is to improve our community and be equitable to all neighbors. A Home owners doing projects on the road and homes without pulling a road bond. Commercial groups doing photo shoots at stairs. Short term rental policies feed back and survey. We are going to get more information on the lawyer's letter regarding the short-term rental situation.

Action Items:

Tom took the action to modify the Road improvement Guidline based on feedback at the meeting.

Gail took the action to send the lawyer's letter regarding short-term vacation rentals to the board

New Business Beach maintenance plans to be done in March, and there needs to be a couple of bids for work to be done. Let's have the Beach committee run the repair. The reserve monies to be put into an investment account to generate some interest. Tom is going to speak with our banker on the options for investing the reserve cash. What are we going to do about people driving to fast in our community? We don't need signs, and we are in a rural area, and taller speed bumps are a better option at this time. Gail has put together a calendar for things that need to be done each month and a check list. The following are some of the items spoken about: We need to look into new insurance, and we can have Team HOA assist us. We need to get more info from home owners with their contact info. So, every time we meet as BOD members we need to be reviewing the Gail Johnson calendar check list.

Action Items:

Gail to contact Beach Committee requesting that they obtain that they obtain quotes for beach gate wall and stairwell maintenance and present them to the March BOD Meeting.

Tom to research Reserve Account investments.

Adjournment. The next regular scheduled BOD meeting will be at Jim and Della's house at 5245 Louisiana Place Thursday, March 21, 2019 at 6:30p.m. The meeting was adjourned at 8:45 p.m.

Submitted by Jim Peterson, Secretary

