

MTHOA June 17th, 2021 Board Meeting

Attendees: Steven Grandsoult, Randy Burdette, Jennifer Scott, Marsha Garcia, Dave Martin, Heather Culver, Michelle Williams, Allison Agbeke, Blake Badders, Dewitt, Patricia Fuller,

- ❖ 7:06 pm - Meeting called to order.
 - Steven Grandsoult will join the meeting late.
 - Dave Martin having technical difficulties will reboot his computer and join the meeting.
- ❖ 7:09 pm - Review of the June 2021 YTD financial report
 - Treasurer's review YTD financial report.
 - Submitted report missing current water bill, will be added and displayed on next report.
 - Continued collection attempts for Homeowners that are past due for annual fee.
 - Received payments from two Homeowners, two remain past due.
 - One of the past due Homeowners, home is being sold. The dues will be paid at the time of closing.
- ❖ 7:14 pm - Presidents Update:
 - Two fence violations were reported. Both homeowners have been notified by letter and verbal conversations.
 - Several street parking violation complaints were received. Jennifer notified each homeowner of the complaint and verified that the violation was remedied. Jennifer also notified each homeowner that future violations would result in a formal violation process.
- ❖ 7:17 pm - Homeowner's Concerns
 - People have in been the neighborhood soliciting window replacements. They have visited the same home twice.
 - Jennifer suggested homeowners could place a no solicitation sign on their front door.
- ❖ 7:20 pm - Tree Removal Guidelines
 - Written guidelines were not presented during the meeting.
 - Jennifer read the previous guidelines that had been sent out to the homeowners in the newsletter.
 - Heather Culver recommended adding wording addressing stump removal and stump grinding. Jennifer offered to add a statement about stump grinding to the guidelines and then send them out.
 - Jennifer asked for the board's approval to publish the revised Tree Removal Guidelines.
 - Randy Burdette commented that he was okay with publishing the guidelines as long as everyone understood that they were guidelines and not amendments to the CC&Rs.
 - A motion was made and seconded to publish the guidelines. All votes were in favor of publishing the Tree Removal Guidelines.
- ❖ 7:25 pm - Exterior Home Modifications Guidelines
 - There was a brief discussion about whether an Exterior Home Modification Guideline was needed. There were no negative comments, all agreed to proceed.
 - Heather Culver agreed to start work on a preliminary guideline to be presented at the next board meeting.
- 7:27 pm - Website Migration

- Blake Badders has offered to assist with the selection of a new website provider and the migration of the previous site's contents.
- Key points for the new website are:
 - Ease-of-use.
 - Cost.
 - How will it be maintained?
- Some of the Web Hosting Sites being considered:
 - HostGator
 - Inmotion
 - DreamHost
- After a brief discussion about the web hosting sites and migration difficulties/simplicities, A motion was made and seconded to move to DreamHost. The vote was unanimous.
- Randy Burdette suggested that the Board recognize Mike McMillan for providing and maintaining the previous website server.
- ❖ 7:35 pm - Landscaping/Mulch Update
 - Heather presented a proposal for installing mulch in the island and beds.
 - Funds have already been approved.
 - The board all agreed to proceed.
- ❖ 7:39 pm - Parking Violations Guidelines Update
 - Jennifer proposed that we have a discussion about the Parking Violation Guidelines to determine if and/or what changes should be considered. She listed a number of topics for consideration for the discussion:
 - Do you think parking should be a violation at all?
 - What do you think should stay?
 - What do you think should be removed?
 - How do parking forms/notices play into the guidelines?
 - Important things you think should be added?
 - Should pictures be required for a homeowner to submit when making a complaint?
 - How far do you think the board should pursue parking violations if a violation is not paid? Lien, foreclosure?
 - If we pursue a house to lien or court, are we prepared to pay for that for every homeowner with multiple violations?
 - If we are, where will that money come from?
 - Do we add a clause specifying the amount of fines or that it will refer back to the general remediation policy for next steps?
 - Do we want to tackle the general violations policy, as well?
 - As part of the conversation Jennifer read through the current Parking Violations Guidelines, sentence by sentence taking notes as to what changes were proposed. She will send the proposed changes out to the other board members for their review.
- ❖ 8:35 pm - Dates & Place for Next Meeting (In Person/Hybrid)
 - Thursday, September 23rd 7pm at Heather Culvers Home. 3235 Devon Croft Lane
- ❖ 8: 38 pm – Review of the minutes from the April 29th Board Meeting
 - A motion was made and seconded to approve the minutes for the April 29 meeting. Motion carried.

❖ 8:39 pm – Motion to Adjourn made and Seconded. All approved.