

## **MGHOA status update - October 18<sup>th</sup>, 2023. (No board meeting)**

- Pat Wells, HOA Board President

### **President's Report:**

- The new security camera has been installed in the cul-de-sac area, so this project is complete.
  - I have a follow-up expense report for some unexpected costs with installation.
- Unit #26 (Leonard) Roof Leak – David's Roofing came out to check on a roof leak in Unit #26. The cause was a branch that fell and hit the roof.  
David has made temporary repairs, with plans to return to do a proper shingle repair. Also, David still hasn't had time to seal coat the chimney caps that we approved over 2 months ago. If he's not able to perform this task soon (due to the weather), then these fixes may have to wait until next spring. Also, the fixes for Unit #4 will be put on hold.
  - Also, after David makes the permanent roof fix, we'll need to hire someone to fix the drywall inside unit #26 (Maybe Randy is available).
- Unit #22 has a woodpecker hole that needs to be patched. I'll ask Romeo to take care of this.
- Unit #69 (Beddall) contacted Debi/Board regarding overflowing gutters on the back patio/slider. She'll reach out to David's Roofing to address this.
- Unit #77 (Gemza) request for a new front door was approved by the Board.

### **Landscaping:**

- Irrigation still needs to be blown.
- Unit #46 (Stuart) asked if the board would be OK with her removing her Plum Tree. Since this has been a topic of discussion in the past, I gave her the OK to remove it at her convenience/expense.

### **Blockwatch:**

- Unit #31 (Ventura) garage door was opening randomly, but using our cameras we determined it was another homeowner with a garage door opener on the same frequency.
- Unit #69 (Beddall) claimed their garage was broken into on 9/17. But security camera footage showed the garage door opening on its own during the afternoon of 9/17, with no vehicle or person present.
- It was reported that garage unit #74 was broken into on the morning of Oct 17<sup>th</sup>. An initial review showed the garage was left open, so the car prowlers were able to just walk in.
- Unit #5 (Brandt) reported a suspicious vehicle near the front of the property on 10/14. However, the camera facing that area doesn't appear to be working, so I wasn't able to follow up on this issue.
  - I'll need to look into this and see what the problem is. Worst case, the camera will need to be replaced.

## PPPs:

- **Parking Issues:**
  - Notice has been sent to Unit #56 (Poynter) about their PT Cruiser in mid-September. They currently have two extra vehicles using visitor parking, but only 1 is allowed. If both vehicles remain onsite come Oct 16th, one of them will be subject to tow. Please let me know if you have any concerns or questions about towing one of the extra vehicles.
  - We have a few new homeowners with extra vehicles, so I need to update the directory and send out notices.
    - Unit #20 & Unit #76 will be sent notices for using visitor parking daily.
    - Unit #74 received a notice to start paying \$75 for using visitor parking (i.e., Green Ford Ranger).
- **Pets:**
  - There was a complaint regarding Unit #70's dogs barking for extended periods outside. Those who live nearby, please monitor the situation. If the barking becomes excessive let's discuss sending a notice.

## New Business:

- **2024 Budget**
  - Added funds for Dryer cleaning and Reserve Study. Both were last done in 2021.
  - Please let me know if any changes are needed, and if you have any thoughts about increasing dues for 2024.
  - Personally, I'd like to forgo any increase for 2024 and look at a slightly larger increase in 2025.
  - Once the budget is finalized, I'll put the final touches on it so it can be mailed out to homeowners.

## Just FYI... for upcoming Board elections:

- Margie & Pat were elected in 2021.
- Catie Baldrige was elected in 2022.
- Ari Gemza (interim Board member).
- Open position.

This means we will have 4 board positions come Jan 2024.