

Millhopper Forest Homeowner's Association, Inc.  
Board of Directors Budget Meeting  
December 1, 2021  
Video Conference  
6:00 PM  
UNAPPROVED  
Board Meeting Minutes

Location

Video Conference

Call to Order

The meeting was called to order at 6:01 PM.

Attendance, Roll Call, Determination of Quorum

Board members present were Penny Bugos, Tracy Connors, Sig Freund, Jeff Hyatt and Gary Jones. A quorum was established. Representative present from Guardian Association Management was Kelly Burch.

Consideration of Minutes

Tracy made a motion to approve the minutes of the August 10, 2021 Board Meeting as written. It was seconded by Penny and approved unanimously.

Reports of Officers

None

Unfinished Business

**Tree Trimming:** Kelly reported that the tree trimming had been completed on November 29<sup>th</sup>.

**Depression at 5004 NW 58<sup>th</sup> Street:** Jeremy was present on the call and reported that he had patched the holes at the bottom of the collection box. Pictures of the repair were shared with the Board, and it was noted that Mr. Pointawski appeared to be happy with the work that had been done. Jeremy noted that there may be additional repairs needed to the collection box and he would monitor it and make those repairs after he evaluated what would be necessary. Jeremy was asked if he knew when the work to the ponds would begin and he reported that he planned to meet with the engineer, Sergio Reyes, on December 21<sup>st</sup> and he would discuss the plan with him at that time.

New Business

**Consideration of the 2022 Budget:** The 2022 Budget was discussed at length with several line items highlighted. Tracy asked if the bank accounts earned interest and Burch reported that the Reserve account was interest bearing. The Board was concerned that with the upcoming expenses of the pond cleaning and fence repairs that increase would be necessary. It was agreed by consensus that \$85.00 per home per month would be adequate to fund the upcoming expenses. Penny made a motion to approve the 2022 Budget as amended with a monthly fee of \$85.00 per month, per home. It was seconded by Tracy and approved unanimously. Kelly was asked to include the out of ordinary costs of the fence repair and pond cleaning in the Budget Approval Notice that would be sent to the owners.

**Other:**

- Annual Meeting Preparation – The Annual Meeting was scheduled for January 19, 2022 via Zoom at 6:00 PM. Kelly was asked to have the insurance agent on the call to brief the Board on the insurance policies held by the Association.
- Gary asked for an update on the delinquent account that was still on the receivables list. Kelly noted that she had sent the owners a certified letter that the account would be sent to the attorney for collections if not paid within 45 days along with a copy of the account that was highlighted with the missed payments. She noted that she had not received a response from the owners and

the timeframe had passed so the account was ready to go to collections. Gary asked for a copy of what was sent to the owners.

- Rita reported that there was a resident in The Cottages that had been parking a commercial vehicle in the driveway for several months and asked that a letter be sent to them that it be stored offsite as required by the governing documents. The Board directed Kelly to send the owner a notice to remove the commercial vehicle(s).

There being no further business, the meeting was adjourned at 7:10 P.M.