

**MCA BOARD OF GOVERNORS MEMBERSHIP MEETING**  
**JANUARY 11, 2025**

Called to order at 8:57 AM  
Board Members Attending:  
Ron Balsamo - President  
Sharon Baur – Vice President (absent)  
Norreta Caldwell - Treasurer  
Clyde Haggerty - Secretary  
Larry Reilley - Director  
Don Swartz – Director

Pledge of Allegance

**SECRETARY REPORT**

Secretary read the Minutes from 11/19/2024. No correction or additions were made so minutes were approved as read.

**TREASURERS REPORT**

December 2024 started with a balance of \$263,125.65

General Acct 2217	\$126,780.89
Payroll Acct. 2209	\$ 15,513.17
M/M Acct. 5291	\$ 13,173.84
Total	\$155,467.90

CD Acct	\$106,682.99
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Combined Total	\$262,150.89
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Ending December 2024	INCOME	EXPENSES
	\$8,251.28	\$9,942.97

The 2024 CD interest of 4.5% is about expire. 2025 CD interest will be 3.25% for 9 months. In 9 months the treasurer will revisit the bank for the new interest rate. Clyde motioned to accept the treasurers report, seconded, all in favor, none opposed, no correction or additions were made so Treasurer's report was approved as read.

**ARCHITECTURAL DIRECTORS**

Larry Reilley & Don Swartz had 5 Architectural request, 4 were approved 1 denied. 2 Social Memberships were submitted, 1 approved and 1 denied. We also had 5 complaints. Regarding the unsafe structures, houses have to first be condemned by Mohave County, then with funds provided by the county the structure is removed. Of the 8 properties in Meadview, 6 structures have been removed. Don again has reminded members that an Architectural approval needs to be submitted prior to site improvements to avoid situations such as wash-outs from fill dirt being moved or shifted causing flooding or water run offs redirected. A member shared that they didn't feel it was appropriate for the MCA to contact non-members for violation concerns. Larry explained that all lots have CCR's and Declarations of Restrictions. Because a lot is not part of the MCA association, the owner can not do what ever they want on the property without county building or permit approval.

**OLD BUSINESS**

The MCA has been working on pool renovations so the pool will be up and running April 1, 2025. The pool will be drained in February to complete repairs.

### **NEW BUSINESS**

The MCA has been approached by mail by Atlas Towers requesting placement of a cell tower on the property. They are offering to pay an up front \$30,000 and \$200 a month rental for an unspecified amount of time. The providers will be AT&T, T-Mobile, & Verizon. Members have concerns about the current service the area is receiving from Verizon in last couple of months with the inability to make calls from Meadview.

### **PAUL MARGOLIES**

Paul is currently working on solution that have positive results for the community.

### **RON BALSAMO**

The facility Use Request and Liability form were reviewed with the members wishing to use the facility. Members disagreed with the locking out of key cards if the form was not signed. Ron Balsamo explained that cards are being used by personnel that are not members. The following questions from member Debra Giroux were asked:

1. the Association required to maintain liability insurance? Not having adequate insurance coverage would likely be a breach of fiduciary duties by the association. The board of Director's has the duty to act in the best interest of the members and the community to protect it's assets and members from financial debt.
2. Can individual members of the community be held liable for judgement against the association? The Meadview Civic Association is a corporation. Typically share holders of a corporation are not liable for the debts and obligations of the corporation however there is an exception if the corporation is underfunded or insolvent. If an injured person obtains a large judgement against the association and the association for example, cancels insurance or is underfunded is possible that the judgement creditor could pierce the corporation veil and pursue the individual members.
3. Can any association refuse to let you access to the community facility if you refuse to sign a liability release? Generally an association can exclude a homeowner from using the community facility, but only if the homeowner is in violation of the community rules or delinquent on assessments. If the requirement to sign the liability release agreement is not required in the community documents, (which I don't believe it is) then it would be illegal for the association to exclude you from using the community facility if you refuse to sign the agreement.

The members were assured that the MCA has insurance coverage and reiterated that the purpose of the form is to protect the members using the facility. To many cards are being use by non-key card holders for example, a property is quitclaimed and the seller leaves their card for the new buyer or the card holder is out of the area and a member of their household (not on the deed) uses the card with a guest who is a Social member not in good standing because they don't want to pay their bill and the AirB-N-B owners who are letting client use keycards. Jay Myers also shared his interpretation and understanding of the Articles of Incorporation and asked members to review the document as well.

### **PAUL MARGOLIES**

Paul is currently working on solution that have positive results for the community. He shared the laws regarding the Arizona Dark Sky ordinance. Potential ways to lower electrical cost with sensor activated lighting and shielding lights to the limit the omitting of glare.

Next Meeting will be April 12, 2025 @ 9:00 AM

Meeting adjourned @ 11:02 AM

Respectfully submitted by: \_\_\_\_\_  
Butch Haggerty - Secretary