

MCA BOARD OF GOVERNORS ANNUAL MEETING
May 25, 2024

President Sharon Baur called the meeting to order at 9:06 AM

Pledge of Allegiance

Board Members Attending:

Sharon Baur – Vice-President
Norreta Caldwell – Treasurer
Clyde (Butch Haggerty - Secretary
Larry Reilly – Director
Don Swartz - Dire

President Ron Balsamo sends his apologies for his absence & Sharon Baur ask members to hold questions until the end of the business portion of the meeting.

Secretary read the Minutes from 4/13/2024. No correction or additions were made so minutes were approved as read.

TREASURER’S REPORT

Meadview Civic Association Report to the Treasurer
Bank Account Balance for April 2024

<u>ACCOUNT</u>	<u>ENDING BALANCE</u>
General...2217	\$217,030.58
Payroll...2209	\$ 7,026.42
Money Market...5291	\$ 5,147.05
Total for CK & MM	\$229,204.05
CD...0266	\$103,354.71
TOTAL	\$332,558.76
April 2024	<u>Income</u> <u>Expenses</u>
	\$14,525.82 \$29,157.45

The interest rate on the CD account is pending. Last year it was 2.5% and this year it should be 4.5%.

Annual procedures for billing, Statements are mailed on or by December 15th & due January 31. If payment is not received by March 1st an additional \$15 late fee is applied and key cards are locked out. As of May 2024 past due dollars are \$240,000 over a period of 8 to 10 years. This is primarily due to deceased owners and living family members not wanting to take ownership. Family members who have taken ownership, pay yearly county taxes & refuse to pay annual property owners association assessments to the MCA as well as Buyers with a QuitClaim deed purchase not going through escrow or doing their due diligence find that they are obligated to the past due balance left by the seller and refuse to bring the account current or members who live out of state or never use the facility refuse to pay. The office staff has begun the process of placing lien’s on property with a past due balances as part of the collection efforts and the board is speaking with an attorney regarding the process to begin a judgement against the property.

ARCHITECTURAL COMMITTEE

We have 4 volunteers assisting the Architectural Committee, Barbara, Jim, Sharon, and Ernie. They are looking for personnel residing in trailers, RV's, abandoned homes (with power and septic on the lot) for living quarters; Units according to the guidelines state your not suppose to camp on the property even if its temporary or permanent. CC&R's or Declarations & Restrictions apply and restrict. Don explained the Mohave County grant money being used to remove abandoned or unsafe structures in Meadview such as the property on Iceberg Canyon Dr., with three more scheduled. An additional 4 properties have been submitted and pending approval of funds.

Complaints were addressed and lot owners notified by letter to comply. We also have received Architectural request and lot owners have been notified whether or not their request can be Approved/Disapproved. If you have a complaint see an office staff member and they will provide you with a Complaint Form. Complete the entire form, return the form to the staff member who will then notify a Director for review.

QUESTIONS FROM THE MEMBERS

- 1) Is it possible to pull a credit report for members with past due balances? The MCA Board is working with an attorney to discuss small claims or foreclosures
- 2) If the MCA gets a judgement for what is owed, the MCA can pre-sue with a Writ of Execution to clear up the debt which requires going thru the courts
- 3) Is it possible to screen the exterior the pool to cut down the dirt and debris? The MCA will check into the availability.
- 4) Any bids been looked into what the cost would be to resurface the pool? If the members approve to move forward, the board will begin seeking bids which could be around \$10,000.
- 5) Has the address numbers been added to the building? Yes, the address has been added.

A special thanks to all the volunteers who assisted in the repairs of the miniature golf course and equipment shed.

Next Meeting will be July 9, 2022 @ 9:00 AM

Meeting adjourned @ 9:35 AM

Respectfully submitted by: _____
Butch Haggerty - Secretary