MCA BOARD OF GOVERNORS ANNUAL MEMBERSHIP MEETING

May 27, 2023

President Sharon Baur called the meeting to order at 9:01 AM

Pledge of Allegiance

Board Members Attending:

Sharon Baur – President

Jack McGinnis – Vice-President

Norreta Caldwell - Treasurer

Larry Reilly – Director

Ron Balsamo - Director

Call the Meeting to order by-Sharon Baur.

* Welcome
* Pledge of Allegiance
* Please hold your questions and comments until the business meeting is adjourned.

**SECRETARY REPORT**

Minutes from the May 15, 2023, meeting were read by Butch Haggerty. Butch made a motion to accept the finances/minutes as read, Ron Balsamo seconded, all in favor, none apposed, motion carried.

Norreta motioned instead of the Secretary reading the Minutes from the last meeting, that the Board of Governors use the emailed copy from the office staff as their document to accept the finance/minutes as read. Ron Balsamo seconded, all in favor, none apposed, motion carried.

**TREASURER’S REPORT**

APRIL 2023

GENERAL 2217 197,192.13

PAYROLL 2, 833.41

M/M 10.02

TOTAL 200,035.56

CD 101,210.58 (+215.00 INTEREST INCOME FOR APRIL)

TOTAL APRIL 2023 $301,246.14

* **EXPENSE: $10,206.72 INCOME: $9,455.00**
* Rita- Cost to maintain the facility are raising %.
* Architectural- Larry & Butch & Ron
* All-updates pool and maintenance
  + - Damage to the pool and bathrooms. Sharon talked about the damage EG: bathrooms, and noodle trash.
    - Larry Involvement of Neighborhood Watch helping us in monitoring the facility and pool.
    - Larry Present camera system, and the new system we intend to purchase, explain to the members why we haven’t been able to ID the members doing the damage.
    - Sharon New decking around the pool- membership vote to remove and replace the decking. We are waiting on an estimate. We may do a special vote to get an ok by the members to replace the decking so that it is in place and ready by next spring.
    - Sharon-Nature trail: new bench at trail head, replacing some plants, if you would like to donate money to place a bench along the trail with the name of a loved one please let us know what type of bench and the amount of money you would like to spend. MCA will provide a plaque.
* Sharon Request to use Facility for a private function: Forms in the office.
  + Must be requested by a MCA Member and member must be in attendance at the event
  + You must fill out a floor plan and let us know exactly what you need for the evert.
  + Event is for use of the auditorium only. (Some members in the past have tried to use the entire facility for their private event.) which is unfair to the rest of the membership as no one can use the facility except those that are having the private function.
    - Sharon Totes being left in the kitchen and out in the middle of the floor in the auditorium.

d.  Unfinished and New Business?

* + - We have a new couch in the lounge
    - And the pool tables have been recovered
    - The carpet will be cleaned in the next few weeks
    - We are on track to do the needed repairs to the Miniature Golf Court
    - Ron-AARP Grant for Backup Generator
    - USDA Grant for additional building to house Tennis Court, Pickle Ball Court, Exercise Room (use for rehab) Medical Suite, Restroom and Disaster Facility- Update.
    - Summer use of the pool.
    - Costs of chemicals \_\_\_\_over last year.
  + It is required by our insurance company that we have security after our office closes for the day.
  + Rita reviewed Last year estimated costs for operation of the pool
* Rita Overdue and delinquent Assessments. As of May 26, 2023 total past due amount is $250,476.55
  + Our office staff is continually working to collect those overdue assessments.
  + Problems are:
    - 1. People buy property on quit claim deed, instead of going through a title company and a realtor, they do not have a Warranty Deed. The MCA assessments are never disclosed creating a cloud on the title of back assessments. We spend an incredible amount of time explaining the differences between the Warranty Deed and Quit Claim Deed.
    - The property is left to heirs that have no clue about the Meadview area or the MCA.
    - No forwarding addresses
    - If assessments are delinquent after one year, we will be locking their card.
    - We lein the property
* Complaints on properties that are not in compliance with our CCR’s:
  + You must fill out a complaint form, please provide the address of the property that is not in compliance, and we must have your name and a contact number. These complaints are confidential.

The business meeting is now adjourned.

The meeting is now open to comments, or questions from the floor.

Next Meeting will be July 8, 2023 @ 9:00 AM

Meeting adjourned @ 9:55 AM

Respectfully submitted by: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Butch Haggerty - Secretary