

## MCA BOARD OF GOVERNORS AND MEMBERSHIP MEETING

APRIL 10, 2021

President, Jim Brunni, called the Membership Meeting to order at 9:00 AM.

### Pledge of Allegiance

Board Members Attending: Jim Brunni, President, Jack McGinnis, Vice President, Curtis O'Brien, Treasurer, Rick Marsaw, Secretary, Larry Reilley, Director, Clyde (Butch) Haggerty, Director.

Rick Marsaw read the Meeting Minutes from the last MCA Board of Governors and Membership Meeting held October 10, 2020. (No meeting held for End of Year-4<sup>th</sup> Quarter due to COVID 19)

### Treasurer's Report

Meadview Civic Association Report to Treasurer  
Bank Account Balance for Year End

#### **4<sup>th</sup> Quarter DECEMBER 31, 2020**

Account	Ending Balance 12/30/2020
General 2217**	\$50,317.33
Payroll 2209	\$8,911.51
Money Market 5291	\$14,903.49
Maintenance MM 2036	\$22,740.93
PayPal **	\$4,568.22
Totals for Ck & MM	\$101,441.48
CD 0266	\$100,575.41
TOTAL	\$202,016.89

### 1<sup>st</sup> Quarter March 3, 2021

Account	Ending Balance 3/31/2021
General 2217**	\$115,864.20
Payroll 2209	\$8,911.51
Money Market 5291	\$14,903.49
Maintenance MM 2036	\$22,740.93
PayPal **	\$4,568.22
Totals for Ck & MM	\$101,441.48
CD 0266	\$100,575.41
TOTAL	\$202,016.89
<b>Membership Income YTD (March 31,2021)</b>	<b>\$167,408.54</b>
<b>Expenses YTD (March 31, 2021)</b>	<b>\$43,662.02</b>

### Election Update

2021 MCA Elections will be done by mail-in ballot only. Ballots will be mailed out by April 22, 2021 and must be in by May 22,2021. Ballots received after May 22, 2021 will not be counted. Ballots can be mailed back or dropped at the MCA and placed in the locked ballot box.

The Annual Membership Meeting will be held on May 22, 2021. Gladys Burk will be leading the Ballot County Committee. Ballots will be counted on May 28, 2021 and the New Board of Governors will meet on the May 29, 2021 to elect officers.

Candidates introduced themselves during the meeting: Ricky Marswa (Incumbent), Rita Caldwell, Pam Steffen & Sharon Baur.

### Complaint Requests

All complaints will need to be submitted, in writing and signed. Board or Architectural Committee will address complaints.

### Proposed Architectural Variance

A Variance for the use of Travel Trailers on an individual, case by case basis while lot owners are building on their lot will be offered by the MCA Architectural Committee. This will be a one (1) year permit and there would be one (1) six-month extension request allowed. As septic system and power to the property is required before permit will be issued and proof of county building permit will also be required. . RV/Travel Trailer will have to meet specific requirement

in order to be accepted. The details will be in the May/June Monitor for those who were unable to attend the meeting.

### **Summer Hours**

Summer hours will begin when the pool opens: 8:00 am to 10:00 pm

### **Childs Play Area**

The child's play area was removed to prevent injury. After receiving a complaint, the play area was inspected and sharp areas where plastic was broken or separated due to age and sun damage. Cost of a new play area that is of commercial grade runs between \$7,000-\$10,000. Before any new area would be considered the board will have to look at insurance coverage as well.

### **Roof Repairs**

A \$30,000 proposal for roof repair is on the ballot this year. Two (2) bids were received and good for 30 days. There may be an increase on the final bid due to recent building material cost increases.

### **Tennis Court Resurfacing**

The Board is still working to get bids for resurfacing the tennis courts. Normal cost would be \$4000.00 but due to travel, meal and hotel expense it is expected to cost closer to \$10,000.00. Pictures and dimensions sent to contractor and still waiting for bid.

### **Pool Repairs**

Preparations have been made to open the pool once the repairs on the ladder handles have been completed. Handles will be replaced and set into concrete and the licensed contractor is scheduled to complete repairs on Wed. April 14, 2021. Date of opening the pool depends on the concrete.

### **Open Forum for Members**

A concern was expressed regarding MCA Bylaws not being followed. This was specifically addressing the requirement BOG Officers/Directors needing to be lot owners who live in Meadview full time. This was specific to the current Treasurer, Curtis O'Brien not being a lot owner, but only responsible for the church property where he worked and lived. The point was made that the previous BOG had discussed the issue and allowed Curtis to run for office, in which he received 90% of the votes at that election.

After much discussion and concern over this bylaw issue, Curtis O'Brien chose to resign for the BOG, effective immediately.

Despite this decision, the members present and the Board thanked Curtis O'Brien for his service and for the excellent job he did while on the board.

### **Office Hours**

Current Office hours are Monday-Friday 10am – 2 pm. After comments the board will discuss possible changes to include Saturday hours.

### **Question Regarding Number Serving on BOG and Terms**

Clarification that the person running for the BOG who receives the most votes will be appointed to a 3-year term, the second person with highest number of votes will serve 2-year term and 3<sup>rd</sup> person and beyond will serve 1 year term. Current board would be 7 members but bylaws state minimum of 3 and not more than not more than 25.

### **Meeting Adjourned @ 10:40 AM**