

MCA BOARD OF GOVERNORS & MEMBERSHIP MEETING

August 10, 2019

President Ray Stone called the MCA Board of Governors and Membership Meeting to order at 9:04 A.M. Other Board Members present were Jim Brunni, Jack Newell, and Lynn Wright Murray.

Dir. King was excused from the meeting for personal reasons.

Pledge of Allegiance

Dir. Murray read the **Minutes** taken from the **MCA Board of Governors and Membership Meeting held July 13, 2019**. The Minutes in their entirety are posted on the Bulletin Boards in two areas of the **MCA Facilities**. The minutes were **accepted** as read.

Treasurer's Report for July 2019 was read by **Dir. Murray**. The report was **accepted** as read subject to audit:

July 2019	Income	\$ 2,565.15
	Expenses	<u>13,403.92</u>
	Net Loss	(\$10,838.77)

Dir. Murray reminded the Members that approximately 90% of the MCA's income is collected at the first of each year. She reminded the Members that there presently remains a balance of **\$254,611.06** as the total sum of the Money Markets, CDs, Maintenance, general and payroll checking accounts. There were other questions regarding the MCA's bank accounts from the membership such as comparisons of yearly annual income. Since the present staff has been so diligent in collecting past due assessments the following was reported:

2014 Assessment dues collected.....	\$174,329.00
2018 Assessment dues collected.....	\$205,008.00

Please note that the MCA's total liquid assets in 2014 were \$135,802.93
and that the MCA's total liquid assets in 2018 were \$203,452.07

Also reported, was that there are 3,598 members' property paid up to date, however, there are 939 members' properties with a total of \$143,709.00 unpaid.

Suspended Director Douglas Braaten interrupted the meeting requesting to sit with the Board at the table. Pres. Stone requested Suspended Director Douglas Braaten to leave the meeting for he was not invited to sit with the Board and by continuing to argue his position at the table, he was disrupting the meeting. A vote was taken with the present MCA Membership regarding Suspended Director Douglas Braaten to leave the meeting. It was unanimous for Suspended Director Douglas Braaten to leave the meeting, which he finally did.

OLD BUSINESS:

1. **Dir. Brunni** explained more on how the **new water heater** worked and related that it might take 20 seconds to get hot water. **Dir. Brunni** also reported that the **electrical** work in the auditorium was complete. He stated that the **fans** in the **extended patio** had been installed and could be easily operated by a switch on the outside wall.

2. **Dir. Jim** stated that he had done some serious research on the **acoustic problem**. A company named **Acoustical Solutions** was excellent in answering **Dir. Jim's** questions. It was calculated that the area to be covered on the ceiling was 540 sq. ft. with 2-inch FR 701 panels, which would be 4 X 8 panels. The cost will be between \$6,000 to \$7,000. Since this has been a major complaint for many years regarding the auditorium, the **Board** will seriously **contemplate acting on this proposal early next year**.
3. **Dir. Brunni** discussed the conclusive **outcome of Prince Pools' work**. The pool is definitely warmer and may be able to be used until November. The MCA will use the present pump as advised by Prince pools instead of purchasing a new one. With the solar cover and the upgrades that **Prince Pools** has installed **the pool was 86 degrees** the last time it was checked. There is also another rebuilt pump that could be used as a back up.

Members spoke up regarding how **grateful** that they were regarding all the upgrades and even related a story of how two of the members' lives were improved due to the warmer pool, and the aqua fit class. One of these members is now out of her wheel chair and the other is walking much better.

4. **Pres. Stone** went over what was being done on correcting the "quick fix" **coating around the pool and adjoining areas**. He commented that he felt that a more professional finish is necessary and that the new surface might have to be replaced.
5. **Pres. Ray** addressed the subject of the **MCA's authority in turning of Membership Cards**. He read out of the Book of CC&R 1970 MCA Resolution. Membership is a privilege and basically the cards could be turned off due to non-payment of dues, bad conduct or conduct offensive to the general community standards. Also, the pool rules were lightly gone over.
6. **Suzann Newell spoke in behalf of the Bylaws' Committee**. She stated that the Committee is still busily correcting spelling errors, punctuation, and grammar. **The Committee** would be checking to see if these errors were a carry over from the **original Articles of Incorporation or just made in translations** through the years. She gave examples of articles that will have to be voted on by the membership.

NEW BUSINESS:

1. **Dir. Murray** thanked the many members that had filled out the "How can we improve cards". She stated that they were very helpful to the Board and the Staff.
2. **Pres. Ray** requested that the **MCA Members** give some thought on forming a committee to start work on the **MCA's 50th Anniversary Celebration** coming up in 2021. He reminded the Membership that there were 258 members that celebrated the 25th Anniversary Celebration.

OPEN FORUM:

A big thank you was given to the MCA for allowing Members to **celebrate Lucille's 99th Birthday party** in the auditorium. There were over sixty members present at the birthday party. It took one week and a half to prepare for it. **A big thank you to Darrell** who set up and took down the tables and chairs.

Meeting was adjourned at approximately 10:11 A.M.

Respectfully submitted by,

Lynn Wright Murray,
Secretary

REMINDER: NEXT GENERAL MEMBERSHIP MEETING is
SEPTEMBER 14, 2019 at 9:00 A.M.