

Mahogany Vista Homeowners Association

1973 County Road 210
Rifle, CO 81650
970-319-8883

MINUTES of the Annual HOA Meeting November 19, 2008

1. **CALL TO ORDER:**
Chair Greg Valunas (Association Manager) called the meeting to order at approximately 7:10 p.m.
2. **ESTABLISHMENT OF QUORUM:**
Members Present: Neal Goldsborough (385), Damon Crocker (2 votes – 379 & 389), Hilda Solano and Javier Lopez (387).
Proxies: None.
Members Absent: John & Donna Rippy (383), Joe LaGrange (381).
Guests present: None.
3. **APPROVAL OF MINUTES:**
The Minutes of the last meeting were motioned for approval as written by Neal, seconded by Hilda, and unanimously approved.
4. **APPROVAL OF BUDGET:**
Neal motioned to approve the 2009 Budget as presented, it was seconded by Hilda, and unanimously approved.
5. **GENERAL DISCUSSION:**
General conversation ensued about greetings, how everyone is doing, and how all the units are doing, etc. There was also some conversation about the flashing around the coolers (especially 387). The Owners will keep an eye open for any leaks and inform the manager if any are found.

Each Owner will see to it that the vents on each of their properties are closed for the winter to help prevent frozen pipes in the crawlspace.

General concerns about not letting the trees or bushes get too overgrown and trash lying on the grounds. Greg will talk to the lawn people and see if they can increase their cleanup policy and also have the elm suckers pulled out or cut down.

The Board recommended that the caulking on the roof jacks be checked and re-caulked if necessary at the same time the seasonal start-up and winterizations of the coolers are done.

Recommendations were to get roofing bids in spring in case the

economy is still slow and there might be deals to be found.

Staining the fences will occur ASAP and though not in the approved budget, all present voted unanimously to have them done inside and out as quickly as possible, with spring being the latest.

Fines and interest are to be imposed on late-payers. The dues are DUE on the 1st day of the month. A mindset that since they are considered late after the 15th of the month means they can be paid on the 14th. Good luck on your timing – the Board says pay on time or be fined. Any dues received after the 15th are considered late. Our lenient attitude of the past has been abused by some owners.

6. **VOTE ON OFFICERS:**

John Rippey was voted off the Board, Hilda Solano was nominated by Neal and unanimously approved. Neal will remain President, Hilda will fill the Vice President slot, and Damon will remain Treasurer. The vote passed unanimously. No follow-up Board meeting was held to place the Officers in their appointed positions because the discussion, vote, and agreement were done during this meeting.

All were in concurrence that a mail-in ballot and vote for a new officer would occur should Neal sell his unit before the next meeting.

7. **VOTE ON DUES INCREASE:**

Dues will remain at \$145 per month.

8. **ADJOURNMENT:**

The 2008 Annual Meeting of the Mahogany Vista HOA was adjourned approximately 1 hour and 5 minutes later at 8:15 p.m.

Respectfully submitted,

Greg Valunas
HOA Manager
(Transcribed from digital recording)