

# LA MIRAGE HOA BOARD MEETING

August 26, 2010

10:00 AM

Location: 999 Corporate Drive #215

## Minutes

I. Call to Order - The meeting was called to order at 10:05 AM  
by Adrian Raskulinecz

II. Roll Call

- a. Director - Adrian Raskulinecz
- b. Director - Stan Kirst
- c. Director - Kurt Mullen
- d. Director - PJ Mitchell
- e. Director - Adam Butler

III. Announcements

a. Results of Election Recap from Community Meeting

The results of the election were shared with the  
Directors The results are as follows:

- Issue #1 - Passed: as a result the CCR's will be amended to reflect changes
- Issue #2 - Passed: as a result Adrian Raskulinecz will serve as a Director
- Issue #3 - Passed: as a result Adam Butler will serve as a Director
- Issue #4 - Passed: as a result Kurt Mullen will serve as a Director
- Issue #5 - Passed: as a result Stan Kirst will serve as a Director
- Issue #6 - Passed: as a result PJ Mitchell will serve as a Director
- Issue #7 - Passed: as a result the Board is authorized to file an amendment to the CCR's
- Issue #8 - Passed: as a result the budget is approved

IV. Special Business

a. Appointment of board positions and responsibilities

A discussion took place to determine the appropriate positions for the newly formed Board. It was decided that the five positions would be President, Vice President, Treasurer, Secretary and Director at Large

# LA MIRAGE HOA BOARD MEETING

Motion offered to create these positions. Motion Passed

There was further discussion in determining whom would fill each role. It was decided: President - Adrian Raskulinez, Vice President - Stan Kirst, Treasurer - Kurt Mullen, Secretary PJ Mitchell and Director at large Adam Butler.

Motion offered to appoint directors to these positions.  
Motion Passed

## b. Approval of budget

There was a discussion regarding the high cost and uncertainty of the true budget necessary to facilitate the rehabilitation of the HOA and its amenities. Although we agree the costs seem high today and will likely be reduced at a later date, it is necessary to start with a budget that will support the current condition of the HOA.

Motion offered to approve budget. Motion approved

## c. Approval of Dues

There was a discussion regarding the amount of the dues and the inception of the collection of these dues. There was concern with beginning the collection of \$300 per month in September because of the late date of the meeting. It was later proposed that the \$300 assessment begin on October 1, 2010 for all homeowners and should continue at a minimum until the 2011 budget and Reserve study can be completed.

Motion offered to begin \$300 dues October 1<sup>st</sup>, 2010.

Motion approved

## d. Approval of Management Agreement

There was a discussion regarding the management of the La Mirage Homeowners association. The board discussed the need for third party management.

# LA MIRAGE HOA BOARD MEETING

Motion offered to contract with a Third party management company. Motion approved

There was a discussion as to the appropriate staffing for the association. The board discussed the need for a 20- 25 hour per week on site manager and a full time maintenance person.

Motion offered to allow management company to hire a part time manager and a full time maintenance person. Motion Approved

e. Approval of reimbursement of prior expenses

There was a discussion regarding the reimbursement of previous expenses incurred by G8 and other parties prior to the election. The board discussed that the expenses must be appropriate when submitted to the board for reimbursement. Some examples would be Attorney expenses, election costs, management cost and others.

Motion offered to approve reimbursement of prior expenses. Motion approved

V. Unfinished Business from previous meeting

a. None

There was no business from prior meeting.

Motion to table for next meeting. Motion approved

VI. New Business

a. Discuss and Approve reserve study

Motion offered to proceed with Reserve Study. Motion Approved

b. Discuss and Approve to initiate improvements with appropriate bids

Motion to begin gathering bids for improvements.

Motion Approved

c. Discuss and Approve leasing space from the LMA leasing office

# LA MIRAGE HOA BOARD MEETING

Motion to lease space from the La Mirage Apartments Office for \$450 per month. Motion approved

d. Website

The need for a Community Website was discussed. The web site should be simple, professional and include all documents pertaining to the HOA. Including Quarterly Financial Reports, Reserve Study, CCR's, Bylaws, Meeting Minutes and schedule of meeting. This will allow all homeowners immediate access and full transparency of all items pertaining to the operation of the HOA.

Motion offered to begin the website set up. Motion approved.

e. Compensation for Board Members

There was concern expressed regarding the possibility of compensation to the board for their service. It was discussed and decided that the La Mirage HOA Board would be a voluntary position and there would be no compensation paid for service on the board. Motion offered to approve no compensation for service on the board. Motion approved.

f. Discuss and Approve Resignation and appointment of new Board Members

There was a discussion regarding the removal of two elected board members to be replace by other board appointed homeowners. It was discussed that the idea may make sense and the board would take it under advisement.

Motion offered to table discussion for a later date. Motion approved.

VII. Business for Next Meeting:

- a. Review of Reserve Study
- b. General Liability Insurance

# LA MIRAGE HOA BOARD MEETING

c. 2011 Budget

VIII. Next meeting

a. Date and Time to be determined at a later date.

IX. Adjourn 11:05 AM

Motion to adjourn. Motion approved.

Submitted By: \_\_\_\_\_

Secretary: PJ Mitchell