

La Mirage HOA Meeting

Meeting Minutes

August 16, 2010

Present: Adrian Raskulinecz, Tracy Gates, Dana Simmons, Joel Adams, Western Homes Agent, John Ellis, Barbara Montoya, Alice & James McGrath, Kelly Rosario

Next meeting: TBA

I. Announcements

Meeting called to order by Adrian Raskulinecz at 10:15am. First on Agenda is to determine and confirm a Quorum is present. Quorum confirmed, 195 of 300 homeowners present or represented by proxy. 2nd on the agenda the counting of the votes, All attendees requested the votes to be counted during the meeting. Counting of the votes began at 10:45am.

II. Discussion

- Is there an HOA in existence? The HOA has been reinstated however the previous HOA was suspended due to non payment and owed taxes. Board will vote and hire an attorney to represent the active HOA.
- Reserve study - will begin once the board members are in place.
- HOA fees cover – Roads, landscape, upkeep of common areas, taxes, pool maintenance, tennis courts.
- Jeff Green – Does not own the pool or tennis courts. The ownership will be placed under the new HOA.
- Why are the fees and budget so high? The budget is a preliminary budget and may be adjusted once the reserve study is completed. The cost of getting the property up and running to its capacity will take money and therefore require a higher budget for a period of time. A new budget will go out to all homeowners in January 2011.
- Why are the management fees so high? The Management Fee is actually \$18/door. The additional costs included under the management fee include “possible” staffing needs. There will likely be a need for an HOA manager, maintenance technician and a porter.
- Defaults of HOA fees – If a homeowner defaults on the fees, a lien is put on the property and the HOA will probably take over ownership. The HOA will determine the selling price of any unit in default.
- G8 holding all seats on the board – Some homeowners are interested in occupying 1 or more of the board seats. That will be discussed with the members of the elected board to find out if any of the current members would be willing to resign and let some of the homeowners on the board as well.
- CC & R's – The current CC&R's will remain in place. Owners interested in receiving a copy left their email addresses.
- Board meetings – Ideas of how future board meetings will be conducted are as follows: Conference calls, property meetings or online web meetings. The next board meeting has not yet been determined.
- HOA Assessment fees – Will likely begin October 2010.
- HOA website – Once the HOA is completely active there may be a website the HOA can maintain for informational purposes.

- HOA Cash flow – Any and all cash flow will be put into the reserves account.
- Interested members for the Board of Directors – James McGrath and Sharon Hubanks.

III. COUNTING OF THE VOTES COMPLETED

- Issue #1 – Passed
- Issue #2 – Passed
- Issue #3 – Passed
- Issue #4 – Passed
- Issue #5 – Passed
- Issue #6 – Passed
- Issue #7 – Passed
- Issue #8 – Passed

Meeting adjourned

1:10pm