

**MOUNTAIN VIEW PROPERTY OWNERS ASSOCIATION**

**ANNUAL BOARD MEETING  
MINUTES – MARCH 16, 2024**

**CALL TO ORDER: 7:00 p.m.**

**ROLL CALL OF BOARD OF DIRECTORS:** Ruth Ter Keurst, President, Jay Ter Keurst, Vice President, James Maniaci, Director, Dixie Dahlgren, Director & Andrea Milburn, Secretary

**Board Reported the Minutes-March 18<sup>th</sup> 2023:** Ruth stated that there will be one change to the minutes under board action reports election committee to collect and count votes stating that James M and Bunny M nominated James M should read Sunny M and Bunny P nominated James M. Ruth asked if anyone has any corrections or changes to the minutes, No. Jay moved to accept the minutes with the changes and James M seconded it. All in favor 4-0.

**Board Actions Reported:**

We completed the back parking lot and added stripes in 2023.

We hired a new Secretary, Andrea who was hired in January and we lost a Secretary which was Lynn. Ruth was the one playing double duty for about 5 months.

We also lost a Director, Tami Fisher who resigned in September because they bought another house that was not in the Tract. James Maniaci was appointed to the Board of Directors to fill Tami's spot with her term.

We did complete the Articles of Incorporation, the By-Laws and the Declaration of Reservation. As you all know, it did not pass, therefore they are being completely revisited. They are taking again all the committee and board suggestions. We understand the Declaration of Reservations was a sore spot for a lot of people and we are sorry that everybody took it that way. So, we will be going over that and things will change. We thank all of you for speaking up and letting us know. Our main job as the Directors is to look at what is good for the whole Association. Ruth stated that it will take some time for the Board to go through them again and asked that the members let the Board know right away if they have any questions because we need your input.

We established Rules and Regulations last year. We made all the Rules and Regulations consistent with each other. We increased the public use of the facility from \$100.00 to \$200.00. It has been brought to our attention that some property owners are letting their renters use their pool key. The key the property owners receive must stay with the property owner. We have developed a new procedure for rental properties/air bnb stating that the property owners will have to get a separate key for use of the pool if they want it. The key cost will be \$250.00 per year.

We added new rules for the storage facility. You will now have to show your registration for whatever is in the storage facility. What we found is that people were letting non-members use their storage space.

We added a transfer fee for new property owners. The transfer fee will be \$125.00. Ruth's suggestion to the Board is that be increased due to the amount of paperwork.

**Financial reports:** Jay Ter Keurst reported for **year-end 2023**. Jay asked if there were questions. Sharon P asked what was the special events charges. Jay stated that was last years annual meeting and the craft fair. Sharon also asked about the legal and professional fees. Jay stated he would have to look it up. He did state that part of that would be the Attorney and the Accountant charges.

Jay proceeded to give the proposed Budget for 2024. Questions: What do we do about members that never pay their assessments. Ruth stated that we put a lien on the property. Jay asked if there are any other questions, No. James M motioned to accept the budget and Dixie seconded it. All in favor 4-0

Voting for a new Director. Ruth introduced the new candidate, Mathew Russell. Ruth asked if anyone had any questions. Ruth asked if there were any nominations from the floor, None. Ruth closed the nominations from the floor at 7:51 p.m. Paul Labovitch, Carolyn Hanen, Sheryl Basco and Andrea Milburn will be the counters.

**New Business:** Articles of Incorporation, the By-Laws and the Declaration of Reservation. Ruth stated that the board will review them again.

The building of the stick home. We are in litigation and per the Attorney we cannot discuss it anymore. Our Attorney and his Attorney are handling the situation.

Ruth suggested looking into raising the assessment fees again.

**Members Discussion:**

George Zenk asked how we know it is an air bnb property. Jay stated that we have seen the property advertised as an air bnb. Therefore, we reached out to the property owner and they stated yes, it is an air bnb.

Ruth announced that the votes are now counted for the Director position. Mathew Russell received 49 votes out of 49 votes. Ruth congratulated Mathew and asked him to come up and join the Directors. Ruth also thanked the election committee.

**Monthly Activities:**

Arts & Crafts, 1<sup>st</sup> & 3<sup>rd</sup> Tuesday/Month

Coffee and Donuts 2<sup>nd</sup> Saturday, 8:30 a.m. to 10:30 a.m.

Polish Poker: 2<sup>nd</sup> Monday of every month 11:00 a.m. to 3:00 p.m.

Exercise in clubhouse, M-F at 8:00 a.m.

Bingo Wednesdays at 7:00 p.m.

Book Club is the 2<sup>nd</sup> Friday, 10:00 a.m. to 12:00 p.m. and the 3<sup>rd</sup> Tuesday, 1:00 p.m. to 3:00 p.m. of every month.

Thank you for your questions & concerns.

**Next Meeting: April 21, 2023, at 7:00 p.m.**

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Jay Ter Keurst/President

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James Maniaci/Vice President

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Dixie Dahlgren/Director

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Mathew Russell/Director

Dated: \_\_\_\_\_