

MIRABELLA AT LA VINA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
JUNE 11TH, 2015
Sunblaze Elementary School

I. Verification of Quorum & Proof of Notice:

Board members present were Chris Vinton, Adam Barttel, Gabriel Avram, Julie Tobin and Dennis Manzardo. A Quorum of the Board was present. The meeting was properly noticed by posting the agenda 48 hours prior to the meeting. Janice M. Loran represented Hara Management Inc.

II. Call to Order: The meeting at called to order by Chris Vinton at 6:50 pm

III. Approval of Minutes: April 9th Minutes

MOTION: Chris Vinton motioned to approve the April 9th minutes as presented. Julie Tobin seconded the motion. All were in favor. The motion carried.

IV. Open Forum:

10023 Shadow Creek Drive- Homeowner reported activity of a business nature going on at 10071 Shadow Creek Drive. They are also parking a commercial vehicle on property overnight.

9258 Black Hawk – Homeowner asked if there were any criminal activities reported in the area. Chris advised that the only activity recently was a residential alarm went off for reasons unknown.

V. Manager's Report – Janice Loran read thru the managers report. Copies were provided to all board members. A copy will be kept on file at Hara Management Inc.

VI. Old Business:

Johnson's Wrecker Towing Svc – New towing signs have been installed on property. Janice suggested that a mail out be sent to all homeowners prior to start towing. Chris advised that a notice went out regarding the new towing company and the board beginning to enforce towing in the last newsletter which outlines: 4 hour parking period. When street parking exceeds 4 hours violators will receive a violation notice. After 3 notices have been sent then the car will be stickered at 4th violation. At 5th violation the car will be towed.

MIRABELLA AT LA VINA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
JUNE 11TH, 2015
Sunblaze Elementary School

Entrance Lighting- Janice provided estimate from Pace for the board to review. Chris felt that the estimate was too high. Janice to get another estimate from Carroll's electric.

Pressure Washing – Was completed at playground. Julie reported that under the play equipment roof still had mildew. Janice to have Clive of Spot Lift inspect and clean.

10066 SCD- Homeowner has advised that he has tried to clean the oil stains from the pavers in the driveway but to no avail. The Board suggested that homeowner contract a professional washing company to have the pavers cleaned and submit receipt. He can also speak with homeowner at 9941 SCD as they had the same issue and was successful in removing the oil stains.

Playground Resurfacing – Julie provided some estimates for the boards review. Julie advised the board that the vendor of Play Spaces Services has advised that the enclosure of the playground is not in compliance with current codes. It is not the correct distance from the sidewalk and will need to be altered. Janice to have Pro-playground to revise their estimate to incorporate making the enclosure as per code. Dennis Manzardo presented a type of mulch that can be used in playground area in lieu of resurfacing. The mulch is an engineered type of mulch that is used in schools and public playgrounds by they city. Board requested Janice Loran to get a 2nd estimate for engineered mulch for comparison.

VII. New Business:

Board Re-organization – Dennis Manzardo after this meeting will step down as his term has expired. Kory Osborne submitte his intent to be a candidate. As there was no Annual meeting due to no quorum of the membership the board appointed Kory Osbourne to the Board of Directors to fill the vacancy.

MOTION: Dennis Manzardo motioned to accept Kory Osbournes candidacy. Chris Vinton seconded the motion. All were in favor. The motion carried.

Entrance Gate- Janice reported that the 72 control board was replaced on 5/29/15 at a cost of \$861.15. Chris advised that the gate was staying open a few minutes longer than necessary, but the remotes were working ok now.

Trip Hazard repairs- Janice provided estimates for trip hazard repairs needed in the community and playground.

MIRABELLA AT LA VINA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
JUNE 11TH, 2015
Sunblaze Elementary School

MOTION: Adam Bartlett motioned to approve estimate for repairing trip hazards in the playground and community. Dennis Manzardo seconded the motion. All were in favor. The motion carried.

Violation requests- The following violations to be sent:

- 9914 SCD- Dog waste not curbing pet
- 10135 SCD – Dog off leash
- 9993 SCD – Dog off leash
- 9975 SCD – Dog off Leash and goes into other yards and religious sign on property.
- 10127 SCD- Cats running loose and Garage doors being left open

DRC Committee – Janice to email Chris with new list of candidates for the next DRC hearing. Janice to email committee for next DRC meeting date.

Yard of the month- Kory Lorich, homeowner at 10023 SCD volunteered to do the Yard of the Month. His email address is joseph@lorich.me

- VIII. **CDD Report** : Dennis reported that he was trying to get grants but the CDD will not assist in the installation of the fountain as other HOA's have funded it themselves. Dennis further explained that there is algae building up in the pond and recommends getting a fountain. Chris reviewed the prices of the fountain from previous estimates. 1st option was \$111,500 w/ \$3,000 in estimated electrical costs. The 2nd option was \$21,000 – 7hp and the 3rd option was \$13,124 – 5hp.

MOTION: Dennis Manzardo motioned to install fountain in pond. Julie was opposed. Adam Bartlett suggested to exhaust all efforts in trying to obtain some kind of funding. All other board members abstained. The motion did not carry.

- IX. **Collections:** (Full copy of Financials to be emailed to Dennis Manzardo)
- X. **Next Meeting Date:** Board Meeting – October 8th, 2015 (Budget Meeting)
- XI. **Call to Adjourn** :
With no further meeting discuss Chris Vinton motions to adjourn the meeting. Motion seconded by Julie Tobin. The meeting was adjourned at 8:30 pm.

Respectfully Submitted by:

Janice M. Loran- CAM
Hara Management Inc.