

MIRABELLA AT LA VINA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
AUGUST 13TH, 2015
Sunblaze Elementary School

I. Verification of Quorum & Proof of Notice:

Board members present were Julie Tobin, Kory Osborne, Gabriel Avram. Chris Vinton was present by teleconference. Adam Bartlett was absent. 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: Janice Loran called the meeting to order at 6:45 pm.

III. Open Forum:

(get Lot #) 9126 Red Hawk Court – Came to introduce themselves.

(get Lot #) 10023 Shadow Creek Drive- Reported burnt lawn. Wants to contact Valley Crest for his personal needs.

(get lot #) Dennis Manzardo – wanted to report some violations in the neighborhood.

- 10047 – basketball hoop let out in public view when not in use.

He also inquired about the fining committee and when they were going to meet. He offered to serve on the fining committee.

He also wanted to continue to express his opposition regarding pouring rubber

IV. Approval of Minutes: June 11th 2015 meeting minutes

MOTION: Julie Tobin motioned to accept the minutes as presented. Gabriel Avram seconded the motion. All were in favor. The motion carried.

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.

Landscaping – 2 sprinkler heads were reported broken. Janice contacted Sergio of Valley Crest to repair.

HMI Renewal Contract – Janice to bring to next board meeting.

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VI. Old Business:

Entrance Lighting – Janice provided the board with a 2nd estimate for electrical repairs. Chris to order light fixtures.

Signs Now – Janice advised she is working with another vendor to get the “welcome sign” ordered and installed.

Playground Resurfacing – Janice Loran advised that she reached out to other landscaping companies to get estimates for engineered mulch but they declined to provide an estimate as they do not provide estimates if they are not contracted for providing regular monthly service. Topic tabled.

VII. New Business:

2016 Proposed Budget Review – Janice reviewed the budget with the board. Board to review further at their leisure and advise of any suggested additions or deletions.

ARC Applications- were received from
(get lot #'s) 9906 Shadow Creek Drive – Approved
9943 Shadow Creek Drive – Approved
9126 Shadow Creek Drive – Approved
10007 Shadow Creek Drive – Incomplete, Janice to send letter to HO.

Violation requests- The following violations letters to be sent to:

9947 SCD – Removed bushes
10135 SCD – Stone installed along driveway without ARC approval.

Yard of the month- Joey Lorich has chosen 10098 to be the recipient of the Yard of the Month.

VIII. CDD Report : Chris advised that the next meeting is on August 25th and he will have more to report at the next board meeting.

IX. Collections: Janice to get updates from attorney regarding the following accounts:

9927 SCD	9931 SCD	10167 SCD
9928 SCD	9993 SCD	
9930 SCD	10039 SCD	

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X. **Next Meeting Date:** Board Meeting – October 8th, 2015 (Budget Meeting)

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XI. **Call to Adjourn :**

With no further meeting discuss Julie Tobin motions to adjourn the meeting. Motion seconded by Gabriel Avram. The meeting was adjourned at 8:30 pm.

Respectfully Submitted by:

Janice M. Loran- CAM
Hara Management Inc.