

MIRABELLA AT LA VINA HOMEOWNERS ASSOCIATION
BUDGET AND BOARD OF DIRECTORS MEETING MINUTES
OCTOBER 7TH, 2014
WYCLIFF MEETING CENTER

- I. Verification of Quorum:
Board members present were Chris Vinton, Gabriel Avram and Dennis Manzardo. Adam Bartlett and Julie Tobin were present. A Quorum of the Board was present. Janice M. Loran represented Hara Management Inc.
- II. Proof of Notice: The meeting was properly noticed by mailing notice 14 days in advance and posting meeting sign 48 hours prior to the meeting.
- III. Call to Order:
The meeting at called to order by Chris Vinton at 6:40 pm
- IV. Approval of Minutes:
August 14th 2014 Board Meeting minutes
MOTION: Chris Vinton motioned to approve the th minutes with correction to Gabriel's last name. Julie Tobin seconded the motion. All were in favor. The motion carried.
- V. Open Forum:
9957 Shadow Creek Drive- homeowner complained about cars parking in the streets at property 9940 and 9955 Shadow Creek Drive. Adam Bartlett will be putting stickers on vehicles that are violating the parking rules.

Ray Galarza- inquired about getting HOA documents to the . Adam offered to give 9998 Shadow Creek Drive a copy of the documents. Janice Loran to check with the AR department to see if a copy of the document is being sent with the welcome letter.
- VI. Old Business:

DRC Hearing – is scheduled for November 4th, 201 at 6:30pm. There are five (5) candidates as outlined in Janice Loran's email. The hearings will be scheduled 10 minutes apart. The meeting will be held at 10103 Shadow Creek Drive. Dennis Manzardo will take the meeting minutes

Landscaping- Dennis Manzardo has reported that he has met with Jesus (Account Manager) of Valley Crest and suggested not to remove the sod. Bushes are being trimmed a regular basis. Trees to be trimmed as well as fertilization of common areas. Some sprinkler heads need to be repaired but over all Dennis is very happy with the approach and their service and expects to see continued improvement over the next year or so.

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VII. New Business:

ARC Approval – No applications to approve at this time.

Yard of the month – Adam Bartlett purchase six (6) months of gift cards and will submit the receipt for reimbursement.

Gate Remotes- Janice Loran shared with the board information regarding the discontinuation of the old gate remotes. She also explained that a new receiver will need to be installed for the new gate remotes.

MOTION: Chris Vinton motions to approve the installation of the new receiver. Dennis Manzardo seconded the motion. All were in favor. The motion carried.

Gate Repairs- Awaiting estimate to be received for gate repairs. ACT to also provide an estimate for camera repairs. They will coordinate with Chris Vinton to trouble shoot.

Powder Coating – Approximate estimate with was given verbally to Janice Loran was \$10 per square foot which will be approximately \$2000 per gate. This price includes gate removal, sandblasting, power coating and reinstall. For comparision Janice Loran to get quotes for commercial grade.

Note: Gates were last powder coated and sealed in 2013.

Approval of the 2015 Budget – **MOTION:** Chris Vinton motioned to approve the 2015 budget with adjustments as discussed. Dennis Manzardo seconded the motion. All were in favor. The motion carried.

VIII. Collections: (Full copy of Financials to be emailed to Dennis Manzardo) Chris reviewed the attorney situation with Pohl & Short as Matt Firestone is now working for Shuffield Lowman. **MOTION:** Chris motioned for Mirabella files to be transferred with him. Gabriel Avram seconded the motion. All were in favor. The motion carried.

IX. Next Meeting Date(s): December 11th, 2014-location to be determined.

X. Call to Adjourn : With no further Association business to discuss the meeting was adjourned at 8:05 pm.

Respectfully Submitted by:

Janice M. Loran, LCAM
Hara Management, Inc.