

MOUNTAIN VISTA HOMEOWNERS ASSOCIATION
BOARD MEETING
April 24, 2018

I. CALL TO ORDER

The general session meeting of the Mountain Vista Homeowners Association was called to order at 6:02 p.m. The meeting was held at the park adjacent to 2529 N Lincoln, Loveland, CO 80538.

Directors Present

Michael Rudolph , President
Mark Carson, Vice President
Kim Kavanagh, Secretary
Jackie Hutchins, Treasurer

Directors Absent

Mickey Calabrese, Member at Large

Poudre Property Services

Becky Stewart, Community Manager

I. APPROVAL OF THE MEETING MINUTES

Be it resolved, a motion was made and seconded that the Board of Directors approve the September 26, 2017 meeting minutes. Motion passed unanimously

II. FINANCIALS

The Board reviewed the March financials. There is \$9,504 and \$6,219 in savings.

Be it resolved, a motion was made and seconded that the Board of Directors accept the March 2018 financials. Motion passed unanimously.

The Board of Directors reviewed the delinquent report and collection report. Reminders and late fees to be assessed to those who are delinquent. The collection attorney is actively pursuing collection on those who have not paid in over a year and did not request a payment plan.

III. FENCES

The Board of Directors reviewed the Fence Line Exhibit Map provided by Intermill Land Surveying company. The fences in common area are those back yard fences and retention pond fence along 43rd are the responsibility of the HOA to repair and replace. All other fences are homeowner responsibility. The fences along 43rd have been repaired over the years and stained. As they will need to be replaced over the next few years the Board agreed to request bids and plan for future replacement.

IV. HOMEOWNER COMMUNICAITONS

There have been complaints regarding marijuana odor and many are wondering where they smell is coming from and that the covenants mention foul odor is considered a nuisance. There have been complaints of vandalism and harassment from kids using the green belt access from the school behind 44th street. There was discussion regarding sending a communication blast to have courtesy of others with foul smell and that the Board may consider adding a section of fence to keep kids from using common area. Homeowners fences along the open space have been damaged. There have been complaints of vehicles parked on the north side of 44th and some that park for extended days on the south side. Management will check with the city about having code enforcement to ticket the vehicles.

e

VII. ADJOURNMENT

The meeting adjourned at 7:35 p.m. The next meeting will be the Annual Meeting on July 23rd at 6 at the cul-de-sac 4362 W 44th

Respectfully Submitted,
Becky Stewart
Community Manager

