



## MESA VIEW ESTATES HOMEOWNERS ASSOCIATION

WEDNESDAY, AUGUST 21, 2024, AT 5:00 PM

AT THE MESA VIEW PARK

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1. **Call to Order** The meeting was called to order at 5:20pm by Bob Johnson.
2. **Verification of a Quorum** a quorum was verified with 10% of the units present either in person or by proxy. The two meetings were combined.
3. **Approval of 2023 Meeting Minutes** Doug made a motion to approve, Kim seconded.
4. **Financial Review & 2025 Budget** As of 6/30/2024 the Operating account had \$7,015.93 and the Reserve account had \$12,822.66. For a cash total of \$19,83.59. There was much discussion regarding the budget, the Special Assessment, and the annual assessment increase. The 2025 budget increases assessments to \$160 per unit, per year with the implantation of a Special Assessment of \$60, for the funding of updating Governing Documents. Budget was ratified by a lack of veto.
5. **Additional Business / Education**
  - The homeowners are concerned that there is not enough enforcement of the rules, they would like to increase site visits and follow-up violations.
  - The weeds need to be sprayed sooner in the year and in the fall if needed. Jim Lewis from Eco Right Solutions should meet with a Board Member to discuss scope of work.
  - The Association's Collection policy requires updates from recent state law changes. The updated policy will be posted to website.
  - There was much discussion on the process to rewrite the Association's Governing Documents. The estimated cost of the Governing Document rewrite will be between \$8,000 and \$12,000. If there is apathy from the members, there is a court process to pass the documents which is an additional \$6,000 to \$7,000.
6. **Board Member Elections (1 position, 3-year term)** Eddy Aragon agreed to rerun and his new term is set to expire in 2027. The other Board members are Jack Ehlers (2025) and Denice Brown (2026).
7. **Adjourn** at 6:18pm.

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*Executed by Integrated Mountain Management on behalf of the Mesa View Estates Board of Directors.*

**Bob Johnson**

Founding Partner/Executive Vice President

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