

WC HOA Meeting Agenda 09/27/2016 Notes written 9/28 MTD

HOA Board Members Present: Gus Filiss Pres, John Edwards Treas, Donny McAllister, Peg O'Brien MTD VP

1. Infrastructure Updates.

- irrigation - phone- cable - water systems  
moving forward. MJohnson of Comcast is in process of submitting proposal to main office. As-built map has been located through Higgins and assoc.. Phone is also in touch. Irrigation has made great progress this year. More curb stops have been identified/make functional and keys placed nearby.

2. Electrical Easement Issue Palarti

- ? t/f to MTD for a better fix. \* Overdue Mac has put a lot of good work into this. Gus and Peg met with Jim and his wife on the way to this meeting. Jim referred to property-use easement of neighboring property belonging to another entity under transition, but that he owned the entire 2 acres. Issues and negotiation options discussed. All walked the property. Donny, Gus and Russ Wiener of Holy Cross are to assess the issue on site tomorrow. Good faith efforts are underway to settle amicably, if necessary eminent domain may be considered. Ownership of line by Holy Cross will be assessed today with Russ.

3. Change Control System at pumphouse

to something workable. - maybe MTD  
Perform only necessary work under HOA, no big replacements until managed by MTD.

4. Conveyance of properties of HOA to MTD

- \$65/mo flat fee foundation beneath tax would be maintained.  
- Holding as much as legally allowable by MTD would greatly increase simplicity, strength, and efficiency of the governance and protection of our community assets.  
Gus, John and Mac strongly in favor of transferring and conveying all work and assets, including utility fee billing, funds and accounts receivable, facilities and common areas, of HOA to MTD, including flat fee billing (under MTD delinquent accounts may be turned over to county for collection with tax and will be made whole by the end of that year). In fact, pressing issues with current bank causes HOA to collaboration with MTD to t/f of funds into new bank. Work is underway to have this accomplished by the end of this week.  
The MTD is clarifying 2017 assets and operations in order to create budget due for insurance purposes within the next few weeks.  
HOA-MTD conveyance attorney is being identified. MTD also hiring and orientating bookkeeper, and is very grateful for Sandy's excellent work, past and present, including her help with this smooth transition.

5. Create MTD account. ...~5G? And then some.

6. Management to change lock on shed in the back. Yes.