

Minutes from MRHOA Board Annual
Meeting
February 8, 2023, 7 pm
Manhattan Public Library
Auditorium

Meeting called to order at 7:00 PM by MRHOA President Brad Olson.

Board members present

OFFICERS: ☒ Brad Olson (President) ☒ Elizabeth Shannon (Treasurer), ☒ Cheryl Myrick (Vice President)

COMMITTEE LEADS: ☒ Brian Fehr (Architecture), ☐ Ryan McKee (Pool), ☐ Cindy Horchum (communications), ☒ Greg Spaulding (Irrigation)

MEMBERS AT LARGE,

Other homeowners present

Old business

Treasurer's report (Elizabeth Shannon): There is a \$14k carryover from 2022, which will be applied to expected expenses for sidewalk repair on the Military Trail and other deferred maintenance items. Landscaping, mowing and water remain the highest costs. Extra expenses incurred in 2022 to repair storm damage and replace trees used some of surplus brought forward from 2021. Annual Budget report will be distributed to homeowners by email along with the board minutes. Dues should cover expected expenses with no increase this year while maintaining the reserve fund.

Maintenance Report (Brad reports for Brandon Tapp): MRHOA will continue the contract with Brian Beeker for mowing and random maintenance. Deferred maintenance referenced in Treasurer report includes areas along the center medians. MRHOA is in contact with the city regarding the sidewalk repair.

Architecture (Brain Fehr): Inquiries continue regarding solar panels, and one panel project was approved in 2022. Several shed and fence requests were also approved. A reminder was made to all residents along Amherst that the city has a more restrictive setback of 30 from the homeowner's edge of the sidewalk rather than 30 feet from the curb for any structure, including fences. Properties on the west side of Amherst are not in compliance and the compliance officer for the city is now aware of this.

Weddle and Son's presented information on currently available solar installations for homeowner and board information.

Pool (Ryan McKee): Ryan was not able to be present but sent a report with Brad. Resurfacing, tile repair and pump replacement, fence repair and gate replacement were all completed in 2022. The HOA will also replace some of the pool furniture this year. who has time to do the work. The projected opening date for the pool will is by Memorial Day, with a general announcement to be made once the exact date is finalized.

Communications (Cindy Horchum): GroupMe usage continues to be small. promoted the idea of a private Facebook group for those interested. There was also discussion of a MRHOA website, which would build with input from Cindy on design. A MRHOA directory was also proposed, with a possible survey to allow residents to opt in if they would like to share their contact information. More information on these ideas will be discussed at a future meeting. For those that sign onto the GroupMe group, you must post a quick message or your account will be disabled after a few weeks.

https://groupme.com/join_group/58696272/T587G557

President (Brad Olson): We were able to make some progress on maintenance in 2022, as well as repairing storm damage and replacing trees. We will continue to negotiate with the city to have them cover water costs for the medians using the same model as the roundabout. We will also request homeowner input on improvements to the islands.

The long term maintenance agreement with the Burton Place HOA for our contractor to maintain their lawn areas is working well and will continue. Burton Place reimburses MRHOA for their portion of the cost and the agreement has reduced maintenance problems with the Burton Place units.

A complaint has also been recorded with the city regarding the out of compliance fences in Miller Ranch 3 (no longer part of MRHOA) in hopes they will be moved back to the required setback. Residents that are unhappy with Amherst fence setbacks being out of compliance are urged to contact the City of Manhattan to urge action.

The Stonehaven PUD has not updated plans but Stonehaven I but it is understood Americare is no longer involved. We will continue to be on watch for updates that could negatively impact MRHOA. Stonehaven II housing section is also up for approval. MRHOA members are urged to remain vigilant about developments near the HOA and let the HOA board know of any developments and/or PUDs that the city is considering.

One homeowner continues to be non-compliant with dues and with their tenant. MRHOA will continue to try to communicate with the homeowner, then may need to turn the matter over to an attorney to place a lien on the property to ensure dues payment. If that becomes necessary, the board will meet separately for a vote.

New business.

Elections for 2023 MRHOA Board Positions

The proposed MRHOA board for 2023 is:

Slate of Board Members

President: Brad Olson

Vice President: Cheryl Myrick

Treasurer: Elizabeth Shannon

Secretary: Josh Grenitz

Architecture/ACA: Brian Fehr

Pool: Ryan McKee

Maintenance: Brandon Tapp

Communications: Cindy Horchem

At Large: Joel Gittle, Kirk Lindly, Joshua Mosier, Brad Sidener and Crystal Ritz.

Brian Fehr made the motion, seconded by opposition.

. The motion passed unanimously by voice vote, with no

With a quorum present, Proposed 2023 dues remain \$500 per year. It is the board's intent for dues to remain stable for the near future.

Dues \$500 per year, due by March 31. Delivery instructions to follow by email. MRHOA is installing a drop box at payment drop off.

Brad Sidener made the motion, seconded by Greg Spaulding. Dues were passed unanimously by voice vote, with no opposition.

An email regarding dues will be sent to all residents.

A motion to adjourn was made by Cheryl Myrick, seconded by Greg Spaulding, with a unanimous voice vote. The meeting was adjourned at 8:45 pm.

Meeting was adjourned at 8:40 pm

Respectfully submitted,

Cheryl Myrick, MHROA Vice President