

Minutes from MRHOA Board  
Meeting  
March 20, 2024 @ 7:30 PM

Meeting called to order

Board members present

OFFICERS:

- ✓ Brad Olson (President)
- ✓ Elizabeth Shannon (Treasurer)
- ✓ Cheryl Myrick (Vice President)
- ✓ Josh Grenitz (Secretary)

COMMITTEE LEADS:

- ☐ Brian Fehr (Architecture) - Proxy Brad
- ☐ Ryan McKee (Pool) - Proxy Brad
- ✓ Cindy Horchum (Communications)
- ☐ Greg Spaulding (Irrigation) - Proxy Brad

MEMBERS AT LARGE:

- ☐
- ☐
- ☐
- ✓
- ☐
- ✓
- ✓

Other homeowners present:

Old business

Treasurer's report (Elizabeth Shannon): There is less than \$30,000 dollars in the reserve leftover from 2023. Water actual for 2023 ended up being almost \$6,500 more than budgeted was a major cause of this. 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. A working group will be initiated in the Fall of 2024 to make recommendation about potential increases of annual dues.

Maintenance Report (Brandon Tapp): MRHOA will continue the contract with for mowing and random maintenance. Deferred maintenance referenced in the Treasurer report includes areas along the center medians. Major sidewalk repair was completed in 2023.

Architecture (Brain Fehr): 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. There will need to be a bathroom remodel during the next year or so. The projected opening date for the pool will be by Memorial Day, with a general announcement to be made once the exact date is finalized with the annual code.

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 Josh Grenitz would look into building with input from Cindy on design. An 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.

[https://groupme.com/join\\_group/58696272/T587G557](https://groupme.com/join_group/58696272/T587G557)

President (Brad Olson): 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 in hopes they will be moved back to the required setback. The non-compliant fence has been resolved.

New business:

We own the Military Trail land. If homeowners along the trail pile up branches along this area, the HOA pays to get these picked up so please do not do this. Any maintenance that can be volunteered to keep the trees and grass maintained will also help reduce HOA costs.

The Stonehaven PUD has been updated to a park instead of a full development. There may be a new gas station, trail, and a coffee shop built.

The school district owns a piece of land off Amherst Ave that they are not going to be building; emailing the school board would be beneficial.

WTC will be bringing Fiber to the neighborhood in 2025, but we will be notifying them of the hole in coverage from AT&T missing beyond Bradford Dr.

Dues remain at \$500 for 2024 and are due April 30, 2024 as passed by a unanimous vote.

Socials:

If you have any suggestions, please notify Brad Olson and the HOA email.

Respectfully submitted,

Josh Grenitz, MHROA Secretary