

AGENDA

MESA VILLAGE OWNERS MEETING

Thursday, January 20th at 6:30 p.m.

Join Zoom Meeting

<https://us02web.zoom.us/j/81836855773>

1. *CALL TO ORDER—WILLIAM RAGSDALE*—For this meeting, please be aware that the chat will be turned on at the beginning of the meeting to be marked present for our annual owners meeting to determine a quorum. This will take some time, so please enter your information as quickly as possible in order to get an accurate count. Please feel free to make comments that can be addressed at the end of the meeting at this time as well. The chat will be turned off until the end of the meeting for comments regarding any items that were presented in the meeting. Please organize your comments or questions to be asked and answered after new business is completed.
 - A. **PLEASE GO TO THE WEBSITE AND FILL OUT THE CONTACT FORM TO BE SURE YOU WILL GET THE EMAILS SENT OUT FROM MESA VILLAGE FOR ALL OWNERS**
 - B. WE WILL TAKE 10 TO 15 MINUTES TO MAKE SURE WE HAVE ALL ATTENDEES INFORMATION NOW. PLEASE ENTER IN THE CHAT YOUR NAME AND YOUR UNIT NUMBER SO YOU CAN BE MARKED PRESENT AT THIS MEETING.**
2. Introductions—Present Board Members
3. *2021 Financial Review/2022 Budget Adoption*

- A. Approval of Minutes of 12/16/2021—**Motion to approve previous meeting Minutes**
- B. Annual Meeting Financial Report-2021 – Completed 2021 Financials Audit Provided via File Share—Review and Approve Previous Years Financials and Audit—**Motion to approve the previous year's financials**
- C. Security cameras will be added to the budget for 2022 throughout the community including the pool, both entrances, mail room, and various other locations. Estimated cost of \$7500.00 from previous bids.
- D. 10 percent fee increase for the HOA—**Motion to approve the fee increase for fiscal 2022**
- E. Presentation of 2022 Budget and Board Vote on 2022 Budget—**Motion to approve the budget for 2022 including the security cameras and 10 percent fee increase in HOA fees.**
- F.
 - a. The increase in HOA fees is necessary for the following reasons:
 - i. Historical inflation over the past year, all service increases
 - ii. Time passed since the previous increase in fees—4 years since the last increase
 - iii. Avoiding future special assessments—very important to stay ahead of this
- 4. Tree Trimming will be done over the next couple of weeks, evaluation will be done if complete trimming is needed property wide now or at the end of oak wilt season.
- 5. *Board Terms Up—Running for the Board*
 - A. Ree Nurnberger - Candidate for HOA Board Seat
 - B. Bill Darling – Candidate for HOA Board Seat
 - C. New Candidates for HOA Board Seat – TBD
- 6. *Opening to manage bookings for the clubhouse*
 - A. Carole Johnson is stepping down from the management of the clubhouse bookings and we are looking for someone to step in! She has been doing this as a service for many years, and we need a contact that is reliable and conscientious. Please let us know if you are interested. We would like to thank Carole for all the time she has put into this over the years.

7. New coupons will be sent out in February for March payment with the updated amount for you HOA fees
8. *Old Business*
 - A. Monthly NOI (Net Operating Income)—the difference 2021 to 2022. Speak to the difference in income for fiscal 2022 from 2021.
 - B. Past 5 years Financial Statements sent to all owners to review, through the link included in the email to owners, which includes the general ledger for each year. Internal Audits have been done over the past few years by the board, including Walter Ivie a certified CPA with oversight of board members. Please email mesavillageboard@gmail.com.
 - C. Quick shared presentation of the website, where to find information, The Mesa Villager, navigation, questions concerning the website, how to get information added to the website. Mesavillageaustin.com is a great resource for owners with a wide range of information, electronic contact sheets and pertinent information about Mesa Village.
 - D. Eviction process visited and refined to avoid disturbances this past couple of weeks to the common area. Presentation of the statute and how to address this situation as owner investors as well as homestead owners.

New Business

- A. UPDATE YOUR CONTACT INFORMATION, PLEASE. Even if you are sure, please fill out the contact information in the website which will automatically update so you will get all pertinent information. **This includes a valid email address and a cell phone number. Please visit the website at Mesavillageaustin.com in order to update this information. Even if you have submitted your information in the past, please take the time to do this once more! All information will be accessible to PMT our property management company.**
- B. Reminder that we are at the leasing cap and if you are selling your unit, IT CANNOT BE FOR INVESTMENT PURPOSES. If you sell your unit for this purpose, the new owner will not be allowed, if they are an investor, to rent the unit. This information is included in the closing documents for any sale.

- C. If you are new to Mesa Village, for all maintenance issues please contact PMT at <mailto:scott@pmt-austin.com>
- D. Owner Comments and Suggestions—Please keep these to two minutes when speaking and we will address these during conversation. Please use the chat for questions and they will be answered as fully as possible before the meeting is adjourned.\
- E. Open Chat Question and Answer
- F. Adjournment