

MESA VILLAGE OWNERS ASSOCIATION

SEPTEMBER 28TH 2020

AGENDA

1. Open Forum – Owners Comments - Please limit to 2 minutes and specific items
2. Call to order
3. Review and Approve Previous Board Meeting Minutes -
4. Board Reports

Clubhouse Committee (Carole)

Standards Committee (Bill)

Finance/Budget Committee, Speaking on Investments, Reserves, Balance Sheet, Operating Accounts (Walter)

Old Business

- ❖ Addition of TV's to the clubhouse that will have access to WIFI in the clubhouse.
- ❖ Addition of some furniture in the clubhouse replacing the present furniture.
- ❖ Parking lot will be resurfaced this summer.
- ❖ Arborist will be contracted to assess the necessary course of action property wide to make sure there is preservation of one of our most valuable assets
- ❖ As we will have an income from and interested party willing to use the tennis courts, the tennis courts will be re-surfaced and LED lighting will be added. This will be an added value to the community as it has needed some attention for quite some time. A basketball goal will be added to the court as well. This work will be done closer to the summer as it is best for resurfacing.
- ❖ Spot landscaping will be addressed as needed throughout the community. There are some areas that need attention more than others of course and we will move forward based on need.
- ❖ New Leasing Rules—document upon request for investment properties. Air BNB are not allowed except within the leasing rules. Permits are also required by the city for any Air BNB if it does fall within the leasing rules outlined by the Association. Within the New Leasing Rules approval MUST be given by the Association for properties that were previously not established. More details are included in the New Leasing Rules.
- ❖ Cleaning of Hardi-plank around the community will be addressed. Please be patient as this will take some time.
- ❖ We will consider changing the time for water shut-offs from 10:00 to 2:00 instead of 2:00 to 5:00
- ❖ Pathway around the tennis courts will be addressed with edging to enhance the tennis court area as well as possible landscaping.
- ❖ Painting of the railings will commence in February for the welds that were completed.
- ❖ Gutter will be addressed from roof to ground drainage away from the buildings.
- ❖ All fines will be enforced for tenants that place large items NEXT TO THE DUMPSTER.
- ❖ PLEASE all needed action within the community MUST BE COORDINATED THROUGH PMT. Our porter has scheduled tasks daily and is more than willing to answer any questions or provide contact information for PMT in order to get something scheduled if it determined as a necessity. PLEASE do not knock on our porter's door and provide him with a task. All communication for items from concerned owners must be directed to PMT.

New Business

- ❖ Our first ZOOM meeting for Mesa HOA, Meeting to be scheduled the third Thursday until the end of the year.
- ❖ **Emergency Chimney Construction** is being completed as we move towards the end of the year. A concerned owner advised the necessity on the unit owned for the board to inspect the chimney associated with his unit and the three others attached as well. It was found that there was separation of the chimney from the building. During inspection, it was discovered that **the cricket** that diverts the water from the roof around the chimney was not installed during previous stucco added to the chimney. This meant that all water from the rooftop consistently penetrated the structure of the chimney causing the framing inside to rot. Upon inspection of other chimneys, it was discovered that faulty past construction caused damage to structure of all chimneys. It was

decided, in lieu of completion of the parking lot which was slated to be completed this year, this was much more time sensitive.

- ❖ Basketball Area Construction has been re-evaluated due to the concern of some owners with noise, concrete over green space, and general lack of communication from the Board. In **Old Business** there was reference to the addition of a basketball goal to the tennis courts. Those living near the tennis courts voiced concern over noise. Some members of the board believed that the addition of a separate court away from the tennis courts would resolve those issues. You should have received a poll asking for your input and we appreciate those that responded. We are including a poll in the ZOOM meeting proposing the original idea with a single basketball goal attached to the tennis courts. Please make sure you vote on this addition. We will let you know the results ASAP.
- ❖ Parking Lot Preparation yesterday and today for future asphalt overlay and restriping in 2022. These areas must be cut out and replaced with hardpack before the overlay.
- ❖ Pool Closure with provided guidance from our attorney as well as new cases moving into the fall
- ❖ Another round of landscaping before the end of the year using the funds set aside for the basketball area.
- ❖ No other large projects this coming year except landscaping to replace funds for the parking lot in 2022.
- ❖ Reopening of the Pool and the guidance from our attorney is attached and will be presented
- ❖ Resident concerns about communication