

## **AGENDA**

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### **MESA VILLAGE BOARD MEETING**

**Thursday, November 18th at 6:30 p.m.**

**Join Zoom Meeting**

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

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1. CALL TO ORDER—WILLIAM RAGSDALE—Open Forum will be at the end of each new item on the agenda, please have comments prepared and answers will be given as succinctly as possible
2. REVIEW PREVIEW PREVIOUS MEETING MINUTES
3. BOARD REPORT
  - A. STANDARD REPORT DIANE DEAN/BILL DARLING
  - B. FINANCIALS REPORT WALTER IVIE/WILLIAM RAGSDALE—Complete Financials through September 2021
  - C. CLUBHOUSE REPORT—The clubhouse is in use and some new rules will be adopted as there have been issues with missing tables and cleanup.
  - D. PORTER REPORT
4. OLD BUSINESS
  - A. The new rule regarding leases at Mesa Village will be incorporated into the existing rules and made available on the website soon.
  - B. Repair and Maintenance Issues
    - a. Hole by the fence near building P from a plumbing fix
    - b. Areas where people can trip
    - c. Tree Trimming
    - d. Power washing the rear of buildings and patios
    - e. Plumbing Issues (unit 103 resolved)
  - C. Landscaping
    - a. Some removal of dead plants must be completed and will be done by end of month

- b. Owners may want to improve landscaping around their units – Mesa Village has paid for an architectural plan, and it includes a list of plants that are approved for planting. Owners must clear any decorative landscape plans with the board before planting. This plan with plant types will be available on the website. Mesa Village will purchase plants, landscaping materials, etc. if homeowners can get together and provide the labor side. A large part of the cost lies in labor.

D. Planned Improvements

- a. We are saving funds for the resurfacing of the parking lot scheduled for Summer, 2022 and bids will be taken.

5. NEW BUSINESS

- A. Ruben report for the past 2 ½ years, BIO for the Ruben, Karen and family, and suggestions for porter additions provided by homeowners
- B. Monthly NOI (Net Operating Income) explanation and goals for the future with an increase in HOA dues for the coming year to include costs and reserves
- C. 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. I am sure there are more questions about expenses, so please send questions about expenses to the board to [mesavillageboard@gmail.com](mailto:mesavillageboard@gmail.com). We will answer every question, as this can take some time and cannot be completed in this forum.
- D. 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.
- E. 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.