

Morningside Heights 5th Addition/Brigadoon
Annual Board Meeting
April 17th, 2018 at 11:00 A.M.
Meeting Minutes

- 1) Call to Order
- 2) 2017 Financial Review
 - a) Income - We collected \$50,968.62
 - b) Expenses – were \$56,279.33
 - c) Account Balances – The operating account had \$914.93 on December 31st, 2017.
- 3) 2018 Budget Review
 - a) Income is projected to be \$41,175.00 in fiscal year 2018.
 - b) Expenses for the year are projected to be \$59,723. 00.
 - c) Net income for the year is budgeted to be (\$18,548.00.)
- 4) 2018 YTD Financial Report through 03/31/2018
 - a) Income - We have collected \$37,941.26 against a budget of \$36,225.00. This is \$1,716.26 above budget.
 - b) Expenses- Expenses are above budget by \$1,232.72 at \$10,126.80.
- 5) Morningside Heights 5th Addition/Brigadoon Outstanding Issues
 - a) Article XV: Architectural Control, Section 3 Landscaping, C of the CC&R's –
 - i) States two trees must be planted in the strip between the sidewalk and curb. In touring the community, we noticed several homes where this doesn't seem practical. In some cases there doesn't seem to be enough space and in others there is a tree planted in the middle of the strip that would have to be relocated.
 - ii) It is suggested that we find a way to give variances were it is practical. The Board agrees and WEB Properties will set up a practical way to work these variances out.
 - iii) Casey requested that for non-home Architectural requests someone at WEB Properties be given the permission needed to be the review board and granter of approvals. Bridgett and Bill will come up with a program that will address this and send the proposal to the Board for review.
 - b) Approved Delinquency Thresholds - In order to collect on delinquent accounts, we have drafted a delinquency policy. We discussed the thresholds to send an impending notice of lien, and a threshold for legal action against a homeowner.

A draft was given to Casey to set thresholds and return to Bridgett and Eric, with approval.
 - c) Other Items
 - i) Casey requested that for non-home Architectural requests someone at WEB Properties be given the permission needed to be the review board and granter of approvals. Bridgett and Bill will come up with a program that will address this and send the proposal to the Board for review.
 - ii) Discussed the break out of Clear Water proposal between the HOA's Casey will get a break down of work and cost for each area and will send it to Eric and Bridgett with break out cost for each HOA billing.
 - iii) Bill requested any documents form projects very conception that might speak to the problem facing the Master HOA overseeing the Park upkeep. Lesley will look into it for us and Bridgett will follow up with her. We are looking for documents that will state that all HOA's or phases of construction will be responsible for the upkeep of the community park or that it was a requirement of the city to build the community.
 - d) Adjournment