MCA BOARD OF GOVERNORS MEMBERSHIP MEETING

APRIL 12, 2025

Called to order at 8:54 AM

Board Members Attending:

Ron Balsamo - President (absent)

Sharon Baur – Vice President

Norreta Caldwell - Treasurer

Clyde Haggerty - Secretary

Larry Reilley - Director

Don Swartz – Director

William Zajc - Director

Pledge of Allegiance

**CANDIDATES SPEAK**

Time has been slotted to allow 7 candidates running for the Board of Governors and will speak for 3 minutes then take questions afterward.

**MEADVIEW CIVIC ASSOCIATION WAS FORMED**

Was formed in 1960 by two gentlemen from Havasu who purchased all the property west of Sandy Point Dr., which was National Park. A few years later a proposal was made to the developers which included property from Sandy Point Dr to the east. In order to create a community that was self sustained with building and property restrictions so it would not go into a state of disrepair, after that the Meadview Civic Association Center was created and a Board of Governors was selected to help govern the CCRs and properties associated.

**SECRETARY REPORT**

Secretary read the Minutes from 01/11/2025. No correction or additions were made so minutes were approved as read. The May 29, 2020 Amended By-Laws state that the Annual Meeting will be held on Saturday prior to Memorial Day and all Absentee Ballots must be in by the last business day prior to the Annual Meeting on Friday at 2:00PM. In person voting can be done beginning April 1, 2025 to 2:00PM May 24, 2025.

Article III Section I: The business and affairs of the association shall be managed and controlled by an elected board of governors who shall consist of not less than 3 members and not more than 25 members in good standing. Board members are not voted to any particular position in office. The board members after the election shall meet to determine which member will hold what official position during the following year. The board is setup with staggered terms. Three elected members with the highest number of votes will serve. The member with the highest votes will serve 3 years, the next member with the highest vote will serve 2 years and the next member will serve 1 year.

**TREASURERS REPORT**

March 2025 started with a balance of $271,908.77

General Acct 2217 $243,286.16

Payroll Acct. 2209 $ 16,621.25

M/M Acct. 5291 $ 13,179.68

Total $273,087.09

CD Acct 2920 $107,629.91 (interest +$292.11)

Combined Total $380,717.00

Ending March 2025 INCOME EXPENSES

 $27,340.27 $14,788.72

Treasurers report was read and a motion to accept, seconded, motion carried.

**ARCHITECTURAL DIRECTORS**

Don Swartz shared the success of the recent demolitions of unsafe properties. He asked members if they have concerns of unsafe structures in their areas to let him know. The entire wash area was restored and cleaned up and this was accomplished by Don’s hard work along with the board of governors and the County. Members are reminded that if they plan to do any Architectural work to complete an Architectural Request to assure no issues with completing their projects. RV’s and containers have different regulation according to each unit. It’s best to contact Architectural to stay in compliance with the CCR’s and Declaration's of Restrictions. A notice will be sent to the lot owner to comply and if not resolved the lot owner will be fined. With RV’s a minimum of self contained septic is required. You may live in your RV for a period of 1 year while your permitted build is being developed. Undeveloped lots with no septic in the Meadview area are not permitted for any short or extended amount of living. Larry explained that all lots have CCR’s and or Declarations of Restrictions but the By-laws are the same for all MCA lots. Because a lot is not part of the MCA association, the owner can not do what ever they want on the property without Mohave County building or permit approval. As for containers, the County, Meadview Civic Association CCR’s & Declaration of Restrictions state they are for temporary storage while doing a build. There are 4 units where you can put a shipping container without CCR’s, units 1, 2, 3, 5 or LMC. These are in a separate sub-division.

**501(c)4 NON-PROFIT RESERVE LIMIT IN AZ**

In response to a members inquiry regarding nonprofit reserve limits; there’s no specific reserve limit for 501(c)4 nonprofits in Arizona or nationally. Nonprofits determine their own individual needs, cash flow, and expenses. A common goal is 3-6 months of expenses. Each nonprofit’s situation is unique, so there’s no one-size-fits-all approach to reserve levels.

**CALL FOR VOLUNTEER’S**

The MCA is asking for assistance to find an Activities Volunteer Coordinator to create more activities for the members.

**TREES**

The dying trees are being removed and possibly replacing with Italian Sectors or Mondell pine.

Motion to adjourn the meeting @ 10:33:42 AM, seconded, all in favor motion carried.

**OPEN FLOOR TO 7 CANDIDATES TO SPEAK**

Present were Thomas Pugh, Albert Mongold Sr., Pamala Hutchins, Judith Reed, William Zajc, Norreta Caldwell & Sharon Baur. All candidates spoke and shared their concerns and extended their commitment to foster and encourage the civic betterment of all the Property Owner’s in the Association.

**REALTOR’S CLASS**

The MCA is scheduling a class for the realtors to attend. This date is to be announced.

**QUESTIONS FROM THE FLOOR**

When do purchasers receive CCR’s?

When a purchasing contract is signed the selling agent will request a Home Owner’s disclosure package. The potential buyer at that time will be sent a letter explaining dues, transfer fees & delinquent balances along with the CCR’s and By-Laws from the Meadview Civic Association.

May containers be placed on a foundation & developed into living quarters?

There are 4 units where you can put a shipping container without CCR’s, units 1, 2, 3, 5 or LMC. These are in a separate sub-division. The county can tell you the restrictions but what ever restriction is most restrictive stands.

Property on the west side of Pierce Ferry Rd was purchased by a developer who is allowing people to camp. What can be done?

The Architectural committee will follow-up with the county to address.

The question for an explanation of the legal structure of restrictions. Is the reason the members have to follow the CCR’s and most restrictive position because Meadview is unincorporated?

No, the original developers put an encumbrance on many of the lots in Meadview. That encumbrance is the CCR’s. They can not be removed except by an action that would require a vote of the entire membership of 65-70% and an attorney to change and amend the CCR’s.

The $2,000 fine for violations is excessive. What is the process for determining the decision?

When a complaint is submitted to the Architectural committee, the complaint is addressed and a letter is sent to the lot owner for correction. The member is given 60 days to comply with the correction otherwise a fine is imposed. To avoid fines being imposed its best to submit a “Before You Build” form for approval.

Next Meeting will be May 24, 2025 @ 9:00 AM

Final Meeting adjourned @ 10:50AM

Respectfully submitted by: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Butch Haggerty - Secretary