MCA BOARD OF GOVERNORS ANNUAL MEETING

May 28, 2022

President Sharon Baur called the meeting to order at 9:06 AM

Pledge of Allegiance

Board Members Attending:

Sharon Baur – President

Jack McGinnis – Vice-President

Norreta Caldwell – Treasurer

Larry Reilly – Director

Clyde (Butch) Haggerty – Director

Pam Steffen - Secretary

Secretary read the Minutes from 4/9/2022. No correction or additions were made so minutes were approved as read.

**TREASURER’S REPORT**

Meadview Civic Association Report to the Treasurer

Bank Account Balance for April 2022

ACCOUNT ENDING BALANCE

General...2217 $ 91,618.50

Payroll...2209 $ 1,892.11

Money Market...5291 $ 48,027.91

Money Market...2036 $ 22,756.06

PayPal… $ 8,625.61

Total for CK & MM $172,920.19

CD...0266 $100,717.94

TOTAL $273,638.13

April 2022 Income Expenses

$17,073.58 $23,026.17

**ARCHITECTURAL COMMITTEE**

Complaints were addressed and lot owners notified by letter to comply. We also have received Architectural request and lot owners have been notified whether or not their request can be Approved/Disapproved. Some lot owners are using RV’s or Motorhomes (with power and septic on the lot) for living quarters; Units according to the guidelines state your not suppose to camp on the property even if its temporary or permanent. If you have a complaint see an office staff member and they will provide you with a Complaint Form. Complete the entire form, return the form to the staff member who will then notify a Director for review.

**MAINTENANCE REPORT**

Jack McGinnis reported that the tennis court resurfacing is good, the pool is up and running good, the solar panel along with pump are running good as well. The next project will be the miniature golf course with the assistance from some volunteers who are looking to put on a Miniature Golf Competition. Maybe add other activities like Corn Hole game. Maintenance personnel are working on cleanup of the Nature Trail for better accessibility for the handicap using walkers or wheel chairs.

**NEW BUSINESS**

As our facility is being used more frequently we have some necessary upcoming expenses to consider.

1. We need new couches in the lounge
2. The flooring in the lounge needs to be repaired
3. The play equipment cabinet outside with access by your key card
4. We’re looking for a Corn Hole game
5. We have a volunteer who’s going to start on the miniature golf course that needs a lot of work.
6. We’re trying to expand and be able to provide activities for the growth we see today in the MCA and staying within budget.
7. The Shuffle Board court needs repairs
8. We do still want to provide a backup generator but won’t make it this summer in case the power goes out like last year.
9. We are also looking into solar for the total building to make our community more sustainable we will get grants. We will not ask the membership to pay for those.
10. Summer use of the pool cost of chemicals has gone up 112%. Pool estimated cost of operation was $50,000 last year. This is the MCA’s largest expense.
11. The office staff is working on over due and delinquent assessments. The amount of delinquent assessments is approximately $200,000. Some of the problems the staff are running into is: A) A Buyer will buy property because they want to save money so they opt out of using a Title company. They instead choose to do a Quit Claim Deed which is not a Warranty Deed. Now the Buyer is taking on the financial responsibility left by the Seller. If the buyer fails to do their due diligence they may not be aware that the property may have back taxes, belongs to a Property Owner’s Association, have a Transfer Fee, have current or back assessments, and liens which now become the responsibility of the buyer to pay.

B) If a Buyer chooses to use a Realtor who is not familiar with the Meadview area and boundaries, the Realtor may not tell them about the MCA. The buyer now has to address the non-discloser with the Realtor or the Title company.

C) Another problem is no forwarding address or no change of address

D) The property is left to an heir who doesn’t care to inquire about the property

12) Facility Use Request - when completing the form for events, include equipment needed and a diagram of your requested setup for Maintenance to assist you.

The MCA does not provide a projector.

**OPEN FORUM**

A Member expressed there thanks to the MCA for the pool opening in April and extending until October. Ray Stone iterated that the MCA is a Property Owner’s Association not a Home Owner’s Association. He also wanted to know the number of membership lots and the percentage of the lots which are paid current. Patrick Aschenbach mentioned the roof repair has some areas that still needs to be painted. The Fire District would like the MCA to revisit the research needed to get a generator and projector which are very important for the community. A third option is the MCA’s ability to ask the members for a special assessment or contact the Mohave County Emergency Funds because it is their responsibility to help with an uninterrupted power supply to essential areas like Meadview. The Member also mentioned when the Board approves minutes you have to have a motion and have a vote. A mention was also made when the 2022 election ballots will be counted and posted. Pam Steffen confirmed that ballots were currently being counted until completed by the end of the day. The office staff will post results on the mca-az.com website. A concern was raised as to members that did not receive a ballot. It was clarified that if a member lot had any due balance on their account they were not eligible to vote. Also, many ballots were returned due to no change of address updated in the MCA computer system. Sharon Baur introduced Luke Gernandt as the volunteer who will be assisting with the MCA activities. A member requested wax for the shuffle board. Ramona thanked the board for doing a great job. A motion to adjourn the meeting was made, seconded, voted, and motion was carried.

Next Meeting will be July 9, 2022 @ 9:00 AM

Meeting adjourned @ 10:40 AM

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

Pam Steffen - Secretary