



Mahogany Vista Homeowners Association

BOARD MEETING MINUTES

A meeting of the Board of Directors of the Mahogany Vista Homeowners Association was held on September 5th, 2024, at 5 PM via ZOOM.

1. Call to Order
 - a. The meeting was called to order at 5:06 PM by Laura Brown.
2. Roll Call
 - a. Damon Crocker (Present)
 - b. Judd Clarence (Present)
 - c. Vacant Position
 - d. Laura Brown, Association Manager (Present)

*** Owners in attendance: Joe LaGrange, Daniel Westerlind
3. Quorum
 - a. With 2/3 of the board members present, a quorum was established, and the meeting was called to order.
4. Approval Action Items:
 - a. A motion was made by Damon Crocker to approve the prior Board meeting minutes held on 7.23.24 as written. Seconded Judd Clarence. No discussion. Passed unanimously.
5. Board of Directors Update
 - a. Management provided members with Q4 Board member education, including a summary of the legislative changes for 2023 and 2024.
 - b. The Board was provided with the updated Governance Policies, including the 2024 Collection Policy Update for review. A motion was made by Damon Crocker to approve the attorney drafted policies. Seconded by Judd. No further discussion. Passed unanimously. Management will send to Damon for electronic signature and include a letter to ownership.
 - c. Management provided the Board with documentation for BOIR (Beneficial Ownership Information Request) as required by the US Department of Treasury. The Board would like to table this discussion until the following Board meeting for additional review.
 - d. The annual ownership meeting is scheduled for 9/26 at 5 PM via ZOOM. Management will include a candidate information request with the annual meeting packet.
6. Management Update
 - a. Seasonal Contracts
 - i. Landscape/Irrigation/Parking Lot Clean Up – Currently contracted with Daly Property Services to provide minimum clean up and services through November 2024. Damon would like Daly to perform additional “trash clean-up” of the parking lot on a consistent basis.
 - ii. Trash Contract – Currently with Waste Management. Residents from surrounding units/neighborhoods are continuing to leave personal property outside of the dumpster.
 - iii. Insurance – Current policy with American Family. Renewed in August, with an increase from \$426/month to \$464/month, with another major increase expected in 2025.
7. Exterior Maintenance
 - a. The Association is responsible for maintenance of the swamp coolers. Management will begin coordination of winterization towards the beginning of October. All units have



individual shut off connected to their backyard spigot and management has been storing the covers over the Summer.

- b. Tree maintenance is necessary as several trees are touching the exterior of the building.
8. Financial Review
 - a. Management provided Board members and owners with a present with 2024 Q1 Financials, including a balance sheet, income statement, annual budget comparative, and current delinquencies.
 - i. Current Operating Balance = \$4,801.72
 - ii. Current Reserve Balance = \$2,908.00
 - iii. Delinquencies = \$250 (2 owners, all less than 1 month)
 - b. Proposed 2025 Budget
 - i. Management provided the Board with one budget for 2024 with dues increasing (effective 10/1) from \$230/month to \$300/month as discussed in the last meeting. Management provided the Board with two proposed budgets for 2025 with dues at \$300 (Budget A) and \$350 (Budget B). Damon and Judd would like to see dues increased to begin reserve funding for capital projects and maintain the integrity of the building. Damon would like to be mindful of the increase to owners and asked owners present if they would prefer a “laddered” approach i.e. January at \$330, increase to \$350 in June. Judd stated that it is a lot to jump from \$230 to \$300 to \$350 but understands that insurance costs will continue to rise substantially. Joe and Daniel stated that they would rather increase dues now than be hit with a special assessment and they will make it work financially. Joe appreciates the thoughtful Board and wants to live in a nice place.
 1. A motion was made by Judd to approve a 2024 budget effective 10/1. Seconded by Damon. No further discussion. Passed unanimously.
 2. A motion was made by Damon to approve Budget B for 2025. Seconded by Judd. No further discussion. Passed unanimously.
9. Old Business
 - a. None.
10. New Business
 - a. Joe LaGrange would like management to contact the owner of 383, who has a tree that needs trimmed in the backyard. It is currently pushing on the shared fence.
11. Adjournment
 - a. There being no further business to come before this meeting, it was motioned by Damon Crocker to adjourn at 5:45 PM. Seconded by Judd. No further discussion. Unanimously passed. Meeting adjourned.

Respectfully Submitted,

Laura K. Brown, Association Manager
Property Professionals