

Mission Park Homeowners Annual Meeting

November 10, 2008
Russell Middle School

- Meeting Scheduled for 7:00PM Start / Called to order at 7:20PM
- Kris Sime welcomed the homeowners in attendance and reviewed the agenda planned for the evening
- There were 61 lots represented / +10% of homeowners total so we had a representative quorum.
- The minutes from 2007's annual meeting were read by MPHOA Secretary Tom Parr and Mark Abboud offered to accept the minutes as read. The motion was seconded and unanimously approved.
- Kris Sime reviewed the 2008 budget versus actual expenses as well as the proposed 2009 budget. The 2009 budget is similar in details as the previous years with no large exception. The budget was offered as accepted. Jodi Block seconded the motion and the budget was unanimously approved.
- A suggestion was made that those who serve on the board should have their yearly dues waved as service to the MPHOA. The motion was seconded and unanimously approved.
- The landscaping for 2008 was reviewed with the homeowners. Lori Parr was the lead representative for the MPHOA and worked with the landscapers. She has requested not to retain this position in 2009. Kim Findley offered to take over this position in 2009. There was no objection.

- David Gast reviewed the current state of the “shake shingle” situation and offered the following details:
 - o Review with MPHOA legal representation that we, MPHOA do not have any legal standing to hold Torczon to a “shake shingle” standard. Because of the current covenant agreement, Torczon had the right to change covenants in phase IV.
 - o Review of shake shingles as a product, the following was offered
 - Shake shingles are getting more expensive as a product (Cedar shingles at \$435 per sq ft Vs. Heritage Asphalt at \$185 per sq ft)
 - They are becoming less desirable to new construction as well as would-be owners
 - There is no difference, at this time, in insurance cost
 - o David recommended to the board to alter the MPHO covenants to accept the 50 year Heritage Asphalt shingle. This shingle is similar in look to a shake shingle but made with synthetic materials. He stated that Ambrust Acres and Mission Hills have changed their covenants as well and that this would be a good move for the entire sub-division.
 - o It has been determined that a vote must be taken in each building phase (I, II, III and IV) as all four are considered separate phases and are under different time durations of the covenants.
 - o MPHOA can vote two ways, either by mail in ballot or by a door-to-door petition drive.
 - o It is important to note that we MUST have 75% of the homeowners approve the change in each phase and it is possible to have different “roofing” covenants in each phase.
 - o The MPHOA agreed to meet in the near future to develop a plan to take this to a vote of the homeowners.

- Mark Abboud reviewed the “current state” of the park located near 171st^t and Q Street. Mark advised the homeowners that “technically” MPHOA owns the park and has responsibility for maintaining it. He is working with the SID to take this back under their control. Mark will continue to pursue.

- Jodi Block updated the homeowners on the Social Committee's activities:
 - o Spring Picnic was not well attended we served 150 plates of food.
 - o 4th of July Picnic was well attended and over 250 plates of food was served. Event was well run and all had a good time.
 - o "Pancake Man"/ MPHOA Holiday Breakfast is scheduled for December 6th, 2008 at Russell Middle School.
 - o A suggestion was made that we discontinue the Spring Picnic and focus on the 4th of July and December events only. There was no objection.

- Jodi suggested a new homeowners "announcement sign". The new sign is much nicer looking than the current "eraser board" signs being used. The sign has a "prestigious" look to it and was well received.

- Website Update – Nan Chrostek
 - o Nan advised the homeowners that the website is up and functioning. Address is mymissionpark.com
 - o She explained to the group what will eventually go on website and suggested ways to use the website for information, announcements, etc...

- There was a suggestion to put the MPHOA Homeowners Directory on the website. Discussion ensued and more ideas were offered. There is a concern that the information is sensitive and should be protected– no family members ages included as an example. The board will review the suggestion and determine the next steps.

- There was a discussion regarding the when the "empty lots" are mowed. The SID agreement is whenever the grass/ weeds are over 12 inches, the lots are mowed. This was not the case in 2008 and a number of homeowners complained. The board will review with the Mission Park SID representatives and determine if we can get a commitment to better service in 2009.

- There was a suggestion that we need to add a MPHOA board member to the SID board to ensure that our best interests are being served. This will be reviewed by the board.

- Nominations for 2 new board positions were asked for – Kris Sime and Mark Abboud terms expired. Tom Cross and Mark Abboud were nominated. The motion was seconded and unanimously approved.
- Selection for the 25 “no homeowners dues fee” took place.

No more business was offered to be reviewed and the meeting was adjourned at approximately 8:57 PM.

These minutes are respectfully submitted by Tom Parr secretary for the MPHOA.