

# MHPOA Board Meeting Minutes

Sunday, 2024 Apr 28, 4:30-6:30pm via Zoom

Present: Dan Turk (President), Susan Johnson (Vice President), Brigitte Delisa (Secretary-Treasurer), Keith Pearson, Kristin Schmelter, Kevan Davidson, Kathy Moran (non-voting, past-President)

Absent: Skye Stiner

1. Open Meeting
  - a. 4:30p
2. Reports, Updates, Discussions, & Decisions
  - a. Minutes from 2024 Apr 22 Board Meeting approved
  - b. Collection of Delinquent Accounts
    1. Collection Letter

ACTION/TODO: Discussion with Aaron Goodlock is attached as a separate document, 2024 Apr 26 phone call with Attorney Aaron Goodlock re: Collections. Board approved collecting the delinquent assessments but charge interest and fees starting June 1.

ACTION/TODO: Board approved corrections to the Collections Letter to reflect fees and interest to start June 1. Dan will work with Brigitte to develop the letters for the delinquent accounts. Brigitte to mail out letter and policy via certified mail on Tuesday

- c. Cluster mailboxes
  - 1) 2024 Apr 26 meeting with USPS

ACTION/TODO: Discussion Dan had with Postmaster and contractor is attached as 20240428-Clusterboxes. Board cannot take up the drainage issue without the county as Pole Hill is a county road. Kristin will work on a call with Postmaster and county rep, Matt Johnson to discuss the drainage problem and correction of the same. Dan will get written response from USPS that the new clusterboxes will be for Ravencrest and Meadowdale Hills residents only, along with the four addresses outside of our POA: 71 Pole Hill Rd., 143 Pole Hill Rd., 701 Pole Hill Rd., and 731 Pole Hill Rd. All other addresses to be moved to clusterboxes on Highway 36. Board approved the following motion: Once drainage issue is taken care of, Board approves a budget of no more than \$2000 to be used for the concrete work required for new clusterboxes on Pole Hill and Forgotten Way, in coordination with USPS specifications and using USPS contractors.

- d. Plans for next year's officers
  - 1) FinCEN Reporting & Personal Information Policy

Dan found that the concern for putting one's personal info into this website is ameliorated because you can create an individual ID. Kevan offered that several states are suing the government over this new requirement and suggested we wait until the end of the year to see outcome of the suits before putting personal info on this website.

2) D&O Insurance & Personal Liability

Discussed the current D&O Insurance policy. Dan will make a commitment to stay on the board as long as the board looks into our insurance to determine whether the board is protected well enough for the environment we are now in. Keith and Dan will follow up with insurance company to have them revisit our current policy. One of them will contact Aaron Goodlock about any additional insurance protections we might need going forward.

3) Dan's Decision

4) Open/Opening Positions

ACTION/TODO: Dan will remain as President for one more year if the insurance is taken care of. Kevan will give Dan his response re: moving into VP position. Kristin will rotate out of Director At Large and into the Secretary position. Susan will rotate off VP position and into Director at Large. Susan will check with Patty Rowan re: the Treasurer position (Brigitte is rotating off the board). By May 6<sup>th</sup>, Board members, Keith, Kevan, Brigitte and Dan will check with specifically mentioned neighbors about joining the Board and circle back to Dan. We are looking for two (2) Directors at Large, maybe a Vice President, and a Treasurer

e. Plans for Annual Meeting

1) Dates for Planning Meetings

2) Agenda for Annual Meeting

3) Location for Annual Meeting

4) Other

ACTION/TODO: Planning dates: June 17 and July 8 at 6p. Annual meeting on July 19<sup>th</sup>, the ice cream social starts at 5:30p with the meeting starting at 6:30p. Keith will verify that we that the Christian Church of Estes Park is available. Dan will work with Brigitte to update the 2024 Newsletter. Dan will invite the county commissioner to speak at the meeting. Kevan suggested we make sure to set up a table for her at the meeting.

Meeting adjourned at 6:28P

3. Next Board Meeting on June 17 to plan the Annual Meeting in detail.