

**Mesquite Hills
HOMEOWNERS' ASSOCIATION
ANNUAL BOARD MEETING
Zoom Meeting
6:00 PM
February 21 2023**

1. Call to Order: The meeting was called to order at 6:00 P.M.
2. Founder Control Period Summary: The Mesquite Hills Homeowners Association is currently in a period of Founder control. When Miramonte Homes purchased Phase 2 of Mesquite Hills, they became the Association's Founder as a result of owning the remaining lots in the community. The Founder's right to control the Association by acting as its Board of Directors exists so that it may guide its vision for the community until it is completed. Once 95% of the homes in Mesquite Hills have been conveyed to individual owners, the Association will be turned over to homeowner control and the owner members will elect their own Board.
3. Introduction of Miramonte Homes Representative – Gerrie Gray
4. Financial Report:
 - The Association had a total Income of \$79,324 and %50,412 in Operating Expenses for 2022. There was \$41,260 moved to the reserve account.
 - Per the 2023 Budget funds in the amount of \$3,438 are transferred to the reserves each month.
 - Cash Position:
 - The Association had \$154,391.68 in Total Assets as of the end of December 2022. This includes \$79,834.51 in the Operating Account, and \$74,557.17 in the Reserve Account.
 - 2023 Budget
The Mesquite Hills finalized the 2023 budget in December with no monthly assessment increase. (I will have December financials and 2023 budget with me to be prepared in case anyone asks what the expenses are) (I will be prepared to also respond that the reserves are being funded now to plan ahead and to plan for the maturity of the community.
5. Managers' Report:
 - Thank you to all homeowners that are continuing to be patient with the construction
 - I appreciate hearing from homeowners when they have a concern.
 - Flags at the entrance have been replaced
 - Streets in the community are swept on an as needed basis

- The Association created a relationship with Taylor waste to get a better price for the residents and to prevent multiple trash collection days by multiple vendors.
- The community has a new website which is www.mesquitehillshoa.com This website has governing documents and architectural change request forms and many beautiful pictures of the community. On there homeowners can also find contact information for utilities and the management company.
- Additionally, the KMS website offers the option for homeowners to pay their monthly assessments on line or sign up for ACH payments.
- Violation Process – The concept of the violation process is to continue to maintain the value of the community. Compliance tours are done minimally 2x per month. Violations of the use restrictions of the CC&Rs generate a violation letter to the owner which the management company monitors to verify that they achieve compliance.
- Architectural Process – when a homeowner makes a visible change to the exterior of their home, they are required to send in an architectural request form. This form can be found on the website. Once the management company receives the form and logs it in, the governing documents give the Declarant 30 days to respond, although many times this is sooner. If approved, the owner can then start the work they applied for.
- As in all communities the key component is communication. I am your community manager and I encourage any homeowner with a concern to reach out to me either by phone or email.

Open Discussion:

Homeowners on the zoom call discussed topics including exterior patio string lighting on homes, replacing removed landscaping that died, dark skies, street parking, faded garage doors and the new flags at entrance.

Adjournment: The meeting was adjourned at 6:26 P.M.