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| Millers Gate HOA Board Meeting |

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| June 14, 2022 | 7:00pm | Virtual |

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| Meeting called by | Matthew Raley |
| Type of meeting | HOA Board Meeting |
| Facilitator | Matthew Raley |
| Note taker | Janet Campbell/Matthew |
| Timekeeper | N/A |
| Attendees | Matt, Janet, Brandon & Cheree |

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| North Entrance Update |

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| 10 minutes | Matt Raley |
| Discussion | * Hunter/masonry vendor is going to provide start date * Money is in reserves * All 4 posts need to be replaced * Hunter will do demo work * Electrician would like to put couple sleeves * Hays electric will do electrical work; replace metal boxes with pvc boxes * Flag pole light is beyond repair so would like fix when landscaping is completed |
| Conclusions | * Approved by all board members |

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| Action Items | Person Responsible | Deadline |
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| Electrical Work |

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| 5 minutes | Matt Raley |
| Discussion | * Put notes for pvc here * What’s pending |
| Conclusions |  |

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| Action Items | Person Responsible | Deadline |
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| Landscaping |

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| 10 minutes | Matt Raley |
| Discussion | * Primary concern is that HOA review all open invoices so that we can move forward with design plan * Design will add beautiful colors * Balance out trees * Three at each entrance, remove some junipers and rose bushes and replace with all new plants/trees * Removing flower bed that is standalone at south gate * Vendor has degree in field and has specific plan for design maintenance |
| Conclusions | * Board approved to move forward with brick wall and revisit landscaping as funding permits |

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| Action Items | Person Responsible | Deadline |
| Get bids on brick wall demo | Matt |  |
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| Amendment Project |

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| 2 minutes | Matt Raley |
| Discussion | * Amendments are divided into 5 sections * 60% of section must approve to move forward * Waiting on attorney for final draft |
| Conclusions | * We will start on amendments once final draft received |

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| Action Items | Person Responsible | Deadline |
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| Condition of Roads |

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| 5 Minutes | Matt Raley |
| Discussion | * Road updates will need to wait until the amendment is determined and approved * Looking to increase dues (can be increased 10% each year without updating amendments) |
| Conclusions | * No action needed at this time; business as usual for normal maintenance |

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| Keypads/South Exit Gate |

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| 1 Minute | Matt Raley |
| Discussion | * Work order is in for Top Quality to come check and make adjustments |
| Conclusions | * Work pending vendor schedule |

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| Action Items | Person Responsible | Deadline |
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| Budget Status |

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| 10 Minutes | Matt Raley |
| Discussion | * Waiting for feedback from HOA Services on audit so we can make decisions for current and future budgets |
| Conclusions |  |

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| Action Items | Person Responsible | Deadline |
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| Violation Complaints | |
| 4 Minutes | Matt Raley |
| Discussion | * We cannot take action on complaints without taking someone to court; expensive and time-consuming * Not a budgeted item |
| Conclusions | * We will utilize city resources to address any code violations |

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| Action Items | Person Responsible | Deadline |
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| Garage Sales 2023 & Beyond | |
| 2 Minutes | Matt Raley |
| Discussion | * Do we need to have 4 garage sales a year? |
| Conclusions | * Keep two sponsored neighborhood garage sales only |

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| Action Items | Person Responsible | Deadline |
| Coordinate date with other neighborhoods | Brandon | 2023 |
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| Q & A | |
| 10 Minutes | All |
| Discussion | * Look at schedules before planning future meetings |
| Conclusions |  |

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| Action Items | Person Responsible | Deadline |
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