

Mahogany Mesa II Townhomes II

A meeting of the Board of Directors for Mahogany Mesa Townhomes II was held **September 18th, 2024 at 5 PM via ZOOM.**

1. Roll Call
 - a. Judd Clarence (Present)
 - b. Nick Larson (Present)
 - c. Laura Brown, HOA Manager Property Professionals (Present)
2. Verification of Quorum - With 2/3 board members present, a quorum was established.
3. Call to Order - The meeting was called to order at 5:02 PM by Laura Brown.
4. Board of Directors Update
 - a. Management provided members with a quick summary of the legislative changes for 2024 and the policy requirements from 2022 that have not been completed. This will affect if the Association is able to perform collections and it is imperative that the Association update all of their documents as soon as possible, however operating funds are running at a deficit, and this will need to be included in the 2025 Budget.
 - b. Judd is recommending an incremental increase in dues in 2025.
 - c. Management provided the Board members with the requirements for BOIR filing due before January 1st, 2025.
5. Management Report
 - a. Management needs more information on the Leafguard loan including official loan documents and contact information. The current payment is \$163.48/month and is automatically debited from the bank account. Management recommends considering a special assessment to pay off the loan that is not in the Association's name, but Nick Larson's name, per the previous management and owners' meetings and had an original balance of \$15k as of December 2023.
6. Maintenance Update
 - a. Management requested additional direction on who is responsible for winterizing the irrigation system. Management recommends Daly for winterizing the system and for snow removal for this year. Discussion on responsibility of the walkways and driveways and the threshold to call in snow removal (3 inches vs. 5 inches), as well as ice melt.
 - b. Management has two parking signs to install but needs more direction on the location. Laura will send out a map to both board members to identify the areas.
7. Community Comment
 - a. None presented.
8. Old Business
 - a. None presented.
9. New Business
 - a. Judd would like the Association to discuss the maintenance needed to the fence.
 - b. Nick mentioned that the drainage behind the building needs to be addressed regularly, with the next time in the Spring.
10. Motion to Adjourn - There being no further business to come before the Board, Judd made a motion to adjourn the meeting at 5:42 PM. Seconded by Nick Larson. Passed unanimously.

Respectfully Submitted,

Laura K. Brown, Association Manager
Property Professionals