

## SIGNIFICANT MWA HOA BOD ACTIONS

- 9/14/2004**
- GS, MW, MP BODs Transition Meeting to organize Amenities BOD; Accept from Developer.
  - Nominations MWA BOD elected by Acclamation.
  - BOD members present
    - GS: Yeager, Barkalow, Nevin Spaller, Yngve.
    - MW: Charlton, Laney, Smith, Gschwandtner, Catlett.
    - MP: Oliver, Nelson, Avery, Pigford, Aronica.
- 11/09/2004** "Funds & dues be consolidated into 2 packages for the 3 subdivisions (GS, MW, MP) consisting of pool and common area as one package, and other package including care & maintenance of ponds, entrances, lights and irrigation.
- 11/22/2004**
- Deed common areas (ponds, swales, entrances, lot fragments) to Amenities.
  - Amenities to separate cost of managing these items into "a Common Expense." "This Common Expense would be shared by each home in GS, MW & MP."
- 12/19/2004**
- Fee collections for GS, MW & MP kept separate, each HOA remit to Amenities for Revenue & Common Expense". Unanimous
  - Share responsibilities for management of Amenities, negotiate level of responsibilities & establish modified fee structure. Unanimous
- 12/20/2004**
- All BODs, Joint Meeting: Each BOD voted and passed acceptance using "Common Expense method for maintenance of Common Areas."
  - GS Pool Membership option to equal individual member pool cost to MW &MP.
- 01/05/2005** Purchase 3 Tables, 20 chairs. (7 tables)
- 02/14/2005** Quarterly dues for each HOA: GS = 18% MW = 47% MP = 35%
- 04/11/2005** Clubhouse available to all BOD meetings (GS, MW & MP).
- 06/01/2005**
- Standard pool guest limit of 5 per member household.
  - Motion passed to allow clubhouse rentals to include pool use not to exceed 30 on weekdays (M-F); 20 on weekends (S-S); 0 guests on holidays (no pool).
  - Motion passed to require \$15 fee to reissue pool key to new owner if seller does not transfer key.
  - No boats in pool.
  - Clubhouse renters must remove their trash.
  - Small grills allowed on sidewalk away from entrances.
- 10/18/2005**
- Seeking legal opinion re: agreement of 12/20/2004 between BODs of GS, MW, and MP to share maintenance costs of ponds and common areas, and deed ownership to MWA to enable joint operation/management thru MWA, of those areas.
  - Jim Charlton volunteers as Business Manager for 6 months; President, 3 yr. term.

- 07/17/2008**
  - Cathy Patterson assumes Clubhouse Manager, keys
  - Develop Form Letter for Real Estate closings, key transfer, CCWs.
  - Close Pool at 10:00 PM.
  - President given on-going authority to spend up to \$100 w/o BOD OK.
  
- 09/10/2009**
  - BOD voted to install holders for personal umbrellas at pool fence posts, for next season.
  - BOD reiterates renting clubhouse does NOT rent pool. Members ALWAYS have entry when open.
  - Mats to re-seed pond erosion \$395
  
- 07/18/2013**
  - Approve LED lights & leave on continuously.
  - ADT pool gate/restroom fobs (\$3,599); monitoring (\$64.90/mo.); 3 cameras (\$1,774 installation); monitoring (\$86.99/mo.) TOTAL INSTALLATION \$5,373 + ANNUAL MONITORING \$1,822.68. Components under warranty as long as contract for monitoring.
  - Add restroom electronic locks, hot water leak indicator for bathrooms and hot water tank (\$260 to install.)
  
- 03/27/2017** Lance Chang researched security system options. Reports \$300-500 cost, he will explore using ATT vs. TWC.
  
- 11/18/2017** Gutters Installed
  
- 09/06/2018** Intake Pipe, Gray Squirrel Pond, (\$10,560) remove old, install new 42" diam. 60' plastic pipe, re-use flared sections, re-seed w/ erosion control mats.
  
- 12/16/2018** Total Mold Cleanup of Clubhouse \$1,534.89.
  
- 03/27/2019** Extraneous trees tagged and cut down by contractor (\$1,000)
  
- 05/27/2019**
  - \$20 fob replacement for missing fobs, assessed to anyone wanting a replacement.
  - \$50/mo. to Joe Pasquarell for pool tasks added to his duties (during pool season).
  - Written description to be drafted by Lance, Dave to present to Joe for his agreement
  - Reaffirm Clubhouse rental does NOT include pool use at all.
  - Full membership lists to be provided by Lance (MW) and Heather (GS) to Dave.
  
- 05/31/2019** Atlantic Shores Management hired as Business Manager, Full responsibility July 1; jointly with Jim Charlton until then during transition. \$400 start up fee; \$200/mo. going forward.