

MIA Homeowners Board Meeting Agenda  
Tuesday, November 21, 2023, 7:00 pm

In attendance: Five residents were in attendance

Meeting began at 7:05 pm.

1. Review and approve minutes from Sept 19, 2023
2. Budget / Dues for 2024
  - a. Income and expense summary for 2023
    - i. Main source of income for 2023 was bank interest and swim team
    - ii. Main expenses for 2023 was legal fees, facilities cost, and taxes.
  - b. Budget for next year
    - i. Main source of income is membership fees
    - ii. Main source of expense is facilities and legal fees
  - c. Inflation was 3.2% (July CPI)
  - d. Dues will increase accordingly
    - i. Annual \$954
    - ii. Semi-Annual \$477
    - iii. Quarterly \$240 + \$5 installment fee = \$245
    - iv. Monthly \$80 + \$5 installment fee = \$85
  - e. Budget approved
3. Poolhouse update
  - a. Work halted temporarily while permit was renegotiated, per city's request
  - b. Permit has been re-approved and work has resumed. Tiling is taking place currently.
  - c. Discussed sink options
4. Fencing update
  - a. Fencing is complete
  - b. Gate fob readers are installed
  - c. Gates at clubhouse are functional
  - d. Fobs expected to be issued in time for spring 2024
    - i. There will be an opportunity to sign paperwork to obtain fob
      1. Sign agreement for liability release
      2. Agree to not allow children into facility unsupervised
      3. Agree to price to replacement fob
5. Pool update
  - a. Pool is now closed for the season
  - b. Discussed raising cost of swim lessons and adding group swim lessons

6. Pool remodel
  - a. RSM - pool designers
    - i. Well versed in pool design
    - ii. Bid came in at \$2.2M for simple rectangle design, including permitting and actual management of build
  - b. CCS - architects
    - i. Will give 3 designs to present for bid
    - ii. Has told us they will keep in mind our budget and limitations
  - c. Even without changing the pool shape, we need to replace the pool shell and pool deck.
7. Pickleball court
  - a. Community has requested a pickleball court
  - b. Quote for \$6810 -- moving ahead to resurface court
  - c. Will have lines for pickleball, volleyball and badminton
  - d. Budget is approved (\$8000 to include resurfacing court, purchasing nets and other equipment)
8. Reserve study
  - a. Waiting on some adjustments to be made
  - b. Preliminary results say we are 92.9% funded
  - c. This is not a study to address upgrades, simply to replace
9. Security on site
  - a. Unauthorized people living in the pool parking lot
  - b. Unauthorized entry into pool area - items were stolen (but later returned with help of SJPD)
  - c. Tow away signs will be placed in parking lot
  - d. More cameras have been installed around the property
10. Socials – review and upcoming events
  - a. Diwali celebration was a success
  - b. Monthly meetups on first friday of each month from 5-7pm
    - i. Last month had a live band - Rare Vintage
  - c. Tentative New Year's Day Polar Plunge -- Jan 1st
  - d. Next meeting Feb 6, 2024
11. AOB

Meeting ended at 9:03 pm.