

**MAY CREEK CLUB
SEMI-ANNUAL MEETING NOTICE
SUNDAY, FEBRUARY 14, 2021**

You are invited to the Semi-Annual meeting of the May Creek Club general membership. It will be held on Sunday, February 14, 2021 at 2:00 p.m. using the Zoom app connecting members. **DUE TO COVID 19 WE WILL BE MEETING VIA VIDEO CONFERENCE CALL. PLEASE DOWNLOAD ZOOM APP TO PHONE OR PC AHEAD OF MEETING DATE. THIS IS THE LINK: <https://zoom.us/j/95392661756> MEETING ID: 95392661756**

We currently have openings for new Board Members. We need to fill the opening for roads committee. We are in need of a handyman for repairs as needed. This is a paid position. We welcome volunteers able to help with the needs of the community.

NOTE: You must be a property owner and your dues/back dues paid in full to be able to vote or hold a board position.

AGENDA

Introductions Board Members	Old Business
Minutes from last general meeting	New Business
Treasury reports	Proposed Budget Increase 2021
Present budget and voting	Public Safety
Parks	Vote in new officers
Roads	

If you are unable to attend this meeting and know of no other person who is attending to whom you would assign your proxy, you may assign it to any board member listed below, and check the box for quorum vote only. Please mail your proxy to: May Creek Club, P.O. Box 1087, Gold Bar, Wa 98251. A proxy form is attached in this mailing for your convenience.

BOARD MEMBER LIST

President	William Ritchie	Board Member	Cari Hozjan
Vice-President	Ellen Rowley	Board Member	Tammy Reeves
Secretary	Sharon Valentine	Board Member	5 Openings
Treasurer	Susan Taylor		

You may contact board members via mail or contacting property manager, Becky at 425-350-1596

Important Information

Contact address: Please send all correspondence, dues and complaint forms to our address:

May Creek Club, P.O.Box 1087, Gold Bar, Wa 98251

website www.maycreekclub.com Visit our Facebook page, May Creek Club, Inc

Selling a house, paying dues or just need property information contact Becky 425-350-1596

Copies of By-Laws, Rules and Budget available at next meeting or at our website.

Public Service Announcements

Attention All Property Owners: If you owe more than \$500 on your account a lien may be placed on your property, be taken to small claims court or turned over to collections. Any homeowner who has a judgment against them from small claims will be given the opportunity to set up payment arrangements to avoid a lien placed on the property, and the start of foreclosure proceedings on the property as stated in our by-laws.

If you have payment arrangements you must continue making payments according to the arrangements agreed upon. Non-payment activity will cause further legal action and incur more expenses on your account.

Please note: Anyone who is on payment plan and does not participate to the agreed payment arrangement, will be taken back to small claims for a judgement which will be reported on your credit report. Please make regular payments to avoid this action.

Contact property manager Becky 425-350-1596 to make payment arrangements to avoid collection.

Let's work together to keep our neighbor safe. Be aware of suspicious activities. If you see something report it. Get to know your neighbors. Be involved, stay informed. 911 NON-Emergency phone number 425-407-3999

Snow Policy: Association does not plow until there is 3 inches on the road. Driveways and easements do not get plowed. We have sand bags filled and ready for icy conditions. This is up to all in the community to take action and sand icy hills/roads.

Homeowners living on the creeks: Dumping of any material into creeks is against the law. Violators will be turned into the authorities. As a good neighbor remove any unwanted debris floating in creeks. Contact Department of Fisheries and Wildlife if you have concerns or want to report abuses. Please call Jamie Bailes at 425-379-2309 or 425-775-1311 press '0'. For current **burn ban status and information call 425-339-2300 or 360-793-1335.**

Important Message: No off road unlicensed vehicles of any kind allowed on streets. You will be subject to fines. Our speed limit is 15 MPH. Excessive speed will be subject to fines. This is for the safety of all who live here and most importantly the children and pedestrians.

It is strictly prohibited on the two hills of main road that CHILDREN should not ride scooters, skates, bicycles and skateboards. This is in regard to the safety and well being of your children.

Property owners who rent must give their tenant a copy of May Creek Rules and are responsible for tenant abiding by said rules. Copies available on website.

Residents are now required to have a outdoor burn permit for recreational burning. It's free, you can apply online at SKYVALLEYFIRE.ORG.

Please remember that May Creek takes care of roads and parks only, we cannot do anything about how people manage their property. For nuisance dog barking contact Snohomish animal control or visit their website for more information. Please visit our website for info to report noise, animal problems or other county related issues. We abide by county leash laws and violators can be referred to Snohomish county animal control.

May Creek dues by June 1,		Proposed Budget	
Expenses		Actual 2019-2020	Projected 2020-2021
Accounting		\$ 859.06	\$ 1,500.00
Office & Postage		\$ 2,684.63	\$ 3,000.00
Management Services		\$ 9,767.79	\$ 5,500.00
Bank Charges		\$ 192.00	\$ 500.00
Legal		\$ 1,223.00	\$ 5,000.00
Lien fees		\$ 870.79	\$ 1,500.00
Insurance		\$ 1,172.92	\$ 8,000.00
Tax's		\$ 1,577.78	\$ 2,500.00
Surveying		\$ -	\$ 1,500.00
Total		\$ 18,347.97	\$ 29,000.00
Board Comp			
Mtg Comp		\$ 1,095.00	\$ 2,500.00
Mlg Reimburse		\$ 134.14	\$ 1,000.00
Total		\$ 1,229.14	\$ 3,500.00
Utilities			
Electricity		\$ 2,099.66	\$ 5,000.00
Total		\$ 2,099.66	\$ 5,000.00
Maintenance			
Park Maintenance		\$ 7,713.54	\$ 5,000.00
Bridge/Road Maintenance		\$ 5,100.03	\$ 7,500.00
Snow Removal		\$ 3,744.15	\$ 7,000.00
Bridge Reserve		\$ 1,000.00	\$ 6,000.00
Road Reserve		\$ 1,000.00	\$ 6,000.00
Improvements		\$ 27.50	
Total		\$ 18,585.22	\$ 31,500.00
	Overall Total	\$ 40,261.99	\$ 69,000.00
Avg Income		\$ 34,200.00	\$ 34,200.00
Difference		\$ 7,235.00	\$ 34,800.00
Projected Annual Dues:			\$ 200.00

We have a total of 345 lots in the development.
 Though it is true that not all lots are paying at this time.
 With that being said, we have had many lots that have sold and changed title,
 thus having the arrears caught up.

This can be made in monthly payments of \$17