

**MAY CREEK CLUB
SEMI-ANNUAL MEETING NOTICE
SUNDAY, JULY 12TH , 2020**

You are invited to the Semi-Annual meeting of the May Creek Club general membership. It will be held on Sunday, July 12th, 2020 at 2:00 p.m using the Zoom app connecting all who want to attend. **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/95563660668> MEETING ID: 955 6366 0688 PASSWORD 1QtYTz**

We currently have openings for Board Members. We also need to fill the opening for the parks/road committee. We welcome volunteers able to help with any of our community projects. We are in need of a handyman for repairs, this is a paid position. NOTE: You must be a property owner and your dues or back dues currently be 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
Secretary and Treasury reports	Public Safety of Neighborhood
Present budget	Proposed Budget February 2021
Parks	Reserve Fund
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.

We have a website, please visit us at www.maycreekclub.com. Valuable information available on our site.

BOARD MEMBER LIST

President	William Ritchie	Board Member	Dusti Beane
Vice-President	Ellen Rowley	Board Member	Cari Hozjan
Secretary	Sharon Valentine	Board Member	Tammy Reeves
Treasurer	Susan Taylor	Board Member	4 Openings

Important Information: Please use complaint forms to file complaints or contact our Property Manager Becky 425-350-1596 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 Be sure to visit us on 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, complaint forms and Budget available 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. A lien or small claims case will add \$400 to what you already owe on your account so it is in your best interest to make and keep a payment arrangement.

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

It is up to the property owner to keep right of way mowed, cleared of debris, cutback of weeds, blackberry and unwanted shrubs. Especially important at road intersections to have a clear line of sight for vehicles and pedestrians safety.

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.

May Creek Club Budget 2021-2022

May Creek dues by June 1st of a \$100 per lot.		Budget A		Budget B		Budget C		Budget D	
		Actual 2019-2020	Projected 2020-2021	Actual 2019-2020	Projected 2020-2021	Actual 2019-2020	Projected 2020-2021	Actual 2019-2020	Projected 2020-2021
Expenses									
Accounting		1200	0	1200	0	1200	1200	1200	1200
Office & Postage		1500	1000	1500	1004	1500	1500	1500	1500
Management Services		4800	4800	4800	4800	4800	4800	4800	4800
Bank Charges		300	180	300	180	300	300	300	300
Legal		1500	1500	1500	1500	1500	1500	1500	1500
Lien fees		500	0	500	0	500	500	500	500
Insurance		7000	6725	7000	6725	7000	7000	7000	7000
Tax's		2100	2100	2100	2100	2100	2100	2100	2100
Surveying		1200	0	1200	0	1200	1200	1200	1200
Total		20100	16305	20100	16309	20100	20100	20100	20100
Board Comp									
Mtg Comp		1585	1010	1585	1010	1585	1585	1585	1585
Mlg Reimburse		250	0	250	0	250	250	250	250
Total		1835	1010	1835	1010	1835	1835	1835	1835
Utilities									
Electricity		3000	3000	3000	3000	3000	3000	3000	3000
Total		3000	3000	3000	3000	3000	3000	3000	3000
Maintenance									
Park Maintenance		2500	2400	2500	2400	2500	2500	2500	2500
Bridge/Road Maintenance		7500	5585	7500	5585	7500	7500	7500	7500
Snow Removal		4500	3900	4500	3900	4500	4500	4500	4500
Bridge Reserve		1000	1000	1000	102,156	1000	102,156	1000	35,565
Road Reserve		1000	1000	1000	1000	1000	1000	1000	1000
Improvements						0	10,409	0	5000
Total		16500	13885	16500	115041	16500	128065	16500	56065
	Overall Total	41435	34200	41435	135,360	41435	153,000	41435	81000
Avg Income		34200	34200	34200	135,360	34200	153,000	34200	81000
Difference		7235	0	7235	0	7235	0	7235	0
Projected Annual Dues:			\$100		\$376		\$425		\$225

*Projected income for the year 2020-2021 is 34,200 based on received income for the year 2019-2020.

**A reserve study was completed in March 2020.

***To become fully funded we have to assess \$283.77 per unit. Projected income from assessment would be \$91,080.

Bringing our reserves to fully funded at \$102,156

**MAY CREEK CLUB
COMPLAINT FORM**

Use this complaint form to report any violation of May Creek Rules & Regulations
(Please return completed form to the Board)

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

Please describe the nature of your complaint. Please be specific as possible, giving times and locations of infractions:

Your Name, Address, & Phone #

Please list witness:

Signed: _____

Witness (1): _____ **Address & Phone** _____

Witness (2) _____ **Address & Phone** _____

Witness (3) _____ **Address & Phone** _____

MAY CREEK CLUB, INC
2020 SEMI-ANNUAL MEMBERSHIP MEETING
SUNDAY, July 12th, 2020
Proxy Form

INSTRUCTIONS:

1. Complete all applicable blank lines. You may designate any person of your choice who will be present to serve as your proxy holder.
2. Sign and date this proxy.
3. You may give this proxy to a neighbor, a board member, or return this proxy no later than July 12th, 2020 to:

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

Grant of Proxy:

Known all men by these present that the undersigned owner(s) of May Creek Club, Inc., does hereby constitute and appoint the person or persons identified below to act as attorney-in-fact to the undersigned, to vote for and act in the name, place and stead of the undersigned, to vote as the proxy of the undersigned at the Semi-Annual Membership Meeting to be held July 12th, 2020 upon all questions and matters which may come before such meeting, according to the number of units in which the undersigned would be entitled to vote if personally present at such meeting, hereby ratifying and confirming all that said attorney shall lawfully do by hereby, and revoking all previous given to vote upon such unit.

CHECK ONE BOX

The individual whose name is printed here:

No one - This proxy is for quorum purposes only.

If no box is checked, this proxy shall be given to the Board of Directors to be voted by the Secretary.

This proxy shall be valid for the meeting described above and for any and all adjournments of such meeting. This proxy shall be deemed automatically revoked if I attend and vote at the meeting in person, or if written revocation of this proxy is received by the Club by 12:00 p.m. July 12th, 2020

I own the following property at May Creek Club, and this proxy shall be effective for that property listed.

Address: _____

Unit #: _____

Printed Name (s) of Owner (s):

Signature(s) of Owner(s) required by law

By: _____

Date I have signed this proxy: _____, 2020

ALL PROXIES RECEIVED MUST BE VERIFIED BY THE MAY CREEK CLUB BOARD OR ASG BOOKKEEPING

IF YOU CAN'T MAKE IT TO
THE MEETING PLEASE MAIL
YOUR PROXY BACK ASAP !

**THIS MEMBERSHIP IS A VOLUNTEER COMMUNITY! PLEASE
REMEMBER THIS WHEN IT SNOWS AND THE HILL NEEDS SAND
OR THINGS NEED TO BE DONE AROUND THE COMMUNITY.**

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

IF YOU CAN'T MAKE IT TO
THE MEETING PLEASE MAIL
YOUR PROXY BACK ASAP!

NEWSLETTER NEWSLETTER NEWSLETTER NEWSLETTER

IF YOU CAN'T MAKE IT TO
THE MEETING PLEASE MAIL
YOUR PROXY BACK ASAP!

**THIS MEMBERSHIP IS A VOLUNTEER COMMUNITY! PLEASE
REMEMBER THIS WHEN IT SNOWS AND THE HILL NEEDS SAND
OR THINGS NEED TO BE DONE AROUND THE COMMUNITY.**