

May Creek Board of Directors Open Meeting

10/19/2022

Agenda

Meeting Call to Order at – 7:02

Roll Call: Bill Ritchie, Austin Orion, Sharon Valentine, Susan Taylor, Ellen Rowley, Cari Hozjan, Tammy Reeves, Holly Dixon

Approve BOD Open meeting minutes for September

Approve BOD Open meeting agenda for October

Corrections for August meeting notes was requested by Tammy to include concerns in regards to treasurer signing checks. Corrections have been made including statement of concerns made by 4 board members. See August meeting notes for details.

President Report: Update on bridge repairs: Attorney and engineer have started the permitting process which is necessary before we can get contractor bids to repair the bridge damage. This is a slow process. There are multiple state agencies that will need to review and approve as well. Attorney needs this information to present to the Sultan school district. The district has retained attorneys.

Attorney also stated certain legal avenues to pursue to cleanup at address on Larson Dr. Because nothing was done after trailer burned up it presents a dangerous situation. We could thru a legal process require property owner to put up a 6 foot fence completely surrounding the property. Can also require a permit be obtained for the dumpster on community easement. The owner apparently has passed. I checked Snoho accessor and there is no new mailing address or new owner. There is outstanding balance on the account for \$715 for yearly dues and a fine levied.

MSA Review:

MSA Reviews from September

MSA to pay community bills totaling \$508.12 Confirming all checks delivered

MSA to file a lien on resident with balance owing over \$2000

MSA to pay \$20 filing fee to Washington Secretary of State report

Vice President: Website is still working. Before purchasing play ground equipment we will have to have insurance agent review our choice and also after the removal of playground slides and teeter tooter to be sure we are in compliance.

Old Business: Removal of slides and teeter totter from our parks. Find and install new equipment for lower park and for upper park improve basketball court. We have enough votes to approve raising yearly annual dues starting in June of 2023. The new yearly annual dues will be \$200 per lot. Road violation came up for a vote to send warning letter and the vote was no. Discussion of what to do with dead trees in lower park. Resident next to upper park to clean up bamboo encroaching onto park property and has 90 days to do it.

Treasurer's Report :

MSA to pay community bills.

PUD auto pay \$248.08 Zelle auto payments Consumer cellular \$ 28.99

Valley Lawn Pros \$381.85, Waste Mgmt \$115.21, Evergreen district court filing \$50.00

MSA to reimbursement to Sharon for spray paint for parks, certified letter and mileage \$87.97

Totaling \$912.10

Accounts:

General	\$68,498.58
Bridge	\$11,489.78
Paving	\$22,925.35
Business Fundamentals (Zelle)	\$1,344.12
Business Investment Account	\$25,239.79
EJones Paving	\$42,889.11
Bridge	\$40,819.93

I purchased \$10 K in 'I' bonds using Business Investment account. I will be sending out quarterly statements. MSA to purchase stamps, paper and envelopes. 3 rolls of stamps \$180. Paper and envelopes \$77.44

Secretary: I filed and recorded a lien for back dues and fines to a resident on Goldbar Blvd. Sent a certified letter as the method of serving notice and then filed that at the courthouse in Monroe. I will be at a pre-trial hearing on the 28th of October as the first step in the small claim process. Write letter to resident to clean up bamboo at upper park. MSA to get new printer cartridges.

Committees:

Finance: No members

Roads: Blue truck on Goldbar Drive needs to be towed. Austin will follow up on this. Tow company info sent to Austin.

Holly has not yet sent warning letters in response to any of the August complaint letters.

Parks: Valley Pro lawn service has been unresponsive to my requests to meet me, to see what other work we have for them and to put dates of service on our invoices. Bill will attempt to contact.

Violations: A resident on 4 wheeled vehicle speeding, complaint form needs to be filed. Need follow up and review of August complaint forms. Complaint letter needs to be sent to resident regarding overgrown trees on community easement at the dog park.

Open Forum / New Business: Austin will be working on revising May Creek Rules. Speeding on the roads need updating so we skip warnings and issue a fine. Complaint forms need to be filed to send a warning letter to resident speeding on a 4 wheeled vehicle. MSA to send warning letter. Research to update the by laws with templates found online so the board can review and then present it to February semi annual meeting 2023.
Austin to chair the November BOD meeting in Bill's absence.

Motion: Adjourn the open session meeting at 8:17pm
Submitted by: SValentine