

May Creek BOD Open Meeting  
10/16/2024  
Meeting Notes

Meeting Call to Order at – 6:59pm

Roll Call: Bill Ritchie, Austin Orion, Sharon Valentine, Susan Taylor

Approve BOD Open meeting minutes for September  
Approve BOD Open meeting agenda for October

President: Discussion of Karnak's bridge inspection letter of damage to bridge

MSA Reviews from September meeting:

MSA to pay community bills totaling \$1326.35

MSA to accept check of \$218.79 from Guardian Assessment for 2024 dues on a foreclosure

MSA to hire Peryea Silver Taylor to do a limited review (8 hours \$2,360) of our by-laws revision

MSA to accept Morse Tractor service to plow winter 2024/25

Vice President: Signed agreement hiring PST attorney to review our revised by-laws. Updated the website

Treasurer's Report:

Pending community bills:

Auto pay bills: PUD \$253.58 Consumer cellular \$52.62 Waste mgmt. \$6.77

Board bills: Garcia landscaping \$545.50

Electronic: Yearly report to Wa secretary of state \$20 Snoho county recording fees/liens \$609

All bills Totaling \$1,487.47

Reimbursements: Sharon Valentine mileage \$112.56 USB drive \$20.65 court time \$97.68

Cari Hozjan estate \$48.84 Total \$279.73

Account balances:

General \$34,309.20 10/10 transferred \$1500 to Zelle

Bridge \$30,544.67

Paving \$37,910.35

Business Fundamentals Zelle \$1,434.66

Business Investment Account \$40,342.21

I Bonds \$11,148

EJones: Paving \$63,465.02

Bridge \$37,571.92

Total current value \$101,036.94

MSA to purchase window envelopes for statements

Old Business: Karnak recent inspection report of the current of bridge damage which could disrupt or prohibit travel over bridge due to a small earthquake. Should hire land use attorney to pursue alternative ingress/egress in the neighborhood. Hire Peryea Silver Taylor to review our revised by-laws. Ongoing small claims cases to collect outstanding back dues from owners

Secretary: Update on small claims: 8 cases filed. 2 owners set up payments collectively owing \$4,708. 2 owners paid in full \$5,677. I created a lien release for one owner who paid back dues. 2 judgements from small claims. Filed judgements placing liens on 2 properties with Snoho county records totaling \$5,008. One of these properties is in foreclosure with the county. 2 pending trials collectively owing \$4,946 with new trial date in December.

By-Laws Executive Committee:

Peryea Silver Taylor is reviewing of revised by-laws and the goal is suggest areas that may need revision. Attorney said there is an ongoing update to HOA laws in Washington called WUCIOA that goes into effect in 2028. We meet most of the requirements. It says Board member elections must be held by secret ballot, so we may need a few changes to our processes to comply.

Finance:

Roads: Owner Gary Werner painted center stripe on speed bumps.

Parks: October is our last month of park maintenance until 2025

Violations: Send letter to owner on corner of Larson and Ajer to cut back blackberries blocking line of sight for drivers. Owner off May Creek Drive messaged Secretary that illegal parked cars continue to be a problem.

Open Forum/New Business: Discussion to inquire hiring land use attorney to possibly pursue an alternative ingress/egress to community. Bridge report indicates a small earthquake could damage it further causing community no way in or out.

Motion: Adjourn the open session meeting at 9:04pm  
Submitted by: SValentine