

May Creek BOD Open Meeting
11/20/2024
Meeting Notes

Meeting Call to Order at – 7:08pm

Roll Call: Bill Ritchie, Sharon Valentine, Susan Taylor Absent: Austin Orion
Guest: Rebecca Boll

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

President: Talked to attorney regarding legal actions needed to force a purchase for a road. We have already completed initial inquiries by sending letters to adjacent property owners asking to purchase land for a road. Next we must sue for the ingress/egress. The county will have to be involved. MSA to pursue legal actions necessary with land use attorney to achieve the goal of purchasing land for a road in and out of community.

MSA Reviews from October meeting:

MSA to pay community bills totaling \$1487.47

MSA to reimbursements to Cari Hozjan estate \$48.84 Sharon Valentine \$230.89 for mileage, supplies and court

MSA to purchase window envelopes

Vice President:

Treasurer's Report:

MSA to pay community bills:

Auto pay bills: PUD \$251.72 Consumer cellular \$52.62

Premium Server \$170.00 Amazon-envelops \$30.54

Board bills: Garcia Landscaping \$545.50 Peryea Silver Taylor \$1579

Electronic: Postage for court filings \$6.58

All bills Totaling \$2,635.96

MSA to pay reimbursements: Sharon Valentine for mileage, office supplies and court. Total \$119.34

Account balances:

General	\$35,385.56
Bridge	\$30,544.67
Paving	\$37,910.35
Business Fundamentals Zelle	\$1,212.19
Business Investment Account	\$40,342.55

I Bonds \$11,184

EJones: Paving \$63,810.88

Bridge \$37,789.11

Total current value \$101,599.99

Old Business: Agreement was signed hiring PST attorneys to review our by-laws. Ongoing small claims to collect HOA back dues. Letter sent to owner to cut back corner on Ajer and Larson. Bridge inspection report indicates corrosion damage on underside of bridge. Bridge would be vulnerable to small earthquakes damaging it further and possibly un-usable.

Secretary: Update on small claims: Filed 2 new small claims, scheduled for December 27th. Two pending trials collectively owing \$4,946 with new trial date in December 17th

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:

Parks: Get bids from landscaper and Jack Morse for bamboo removal at the upper park.

Violations: Sent letter to owner on corner of Larson and Ajer to cut back blackberries blocking line of sight on corner.

Open Forum/New Business: Owner with back dues sent 3 checks for 3 properties stating the accounts were paid in full. The amount on checks were incorrect as to being paid in full and the checks were not accepted and returned. Found a refurbished unlocked cell phone for secretary on Amazon for \$189.99. Samsung galaxy S21FE 5G 128GB. MSA to purchase cell phone to replace the current one from CC. Discussion regarding Rebecca's interest in becoming a board member. MSA to accept Rebecca's request to become a board member.

Motion: Adjourn the open session meeting at 7:51pm
Submitted by: SValentine