

May Creek BOD Open Meeting
9/18/2024
Meeting Notes

Meeting Call to Order at – 6:58pm

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

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

President: Karnak sent engineering inspection report after bridge repair was completed. Bridge has damage to support beams underneath bridge deck. . A 3.0 earthquake can damage bridge possibly making it unusable. We should hire attorney to pursue an egress/ingress for community because of the bridge being at risk for failure.

MSA Reviews from August meeting:

MSA to pay community bills totaling \$39,920.92
MSA to purchase a cell phone for Treasurer
MSA to pay Tax 990 to file IRS non profit tax forms for year 2023/24
MSA to file and record liens on properties with judgements

Vice President: In talks with bylaws attorney, it was suggested to do a limited review of our revised bylaws to 8 hours (\$2,360) and point out areas that may need revision and then we can do them ourselves or agree to let attorney write revisions for additional hours. Motion to hire law firm Peryea Silver Taylor to have Lauren Olson review our updated bylaws document and suggest revisions to it for a cost of \$2,360.

Treasurer's Report:

MSA to pay community bills:

Auto pay bills: PUD \$275.90 Consumer cellular \$51.71
Electronic: Premium Process \$170 Purchase cell phone \$128.74
Board bills: PO Box fee \$100 Jack Morse \$600 Totaling \$1326.35

Account balances:

General	\$30,909.10
Bridge	\$30,544.67
Paving	\$37,910.35
Business Fundamentals Zelle	\$787.91
Business Investment Account	\$40,341.88
I Bonds	\$11,112
EJones: Paving	\$62,760.52
Bridge	\$37,129.61
Total current value	\$99,890.13

Guardian Assessment Management sent a check for \$218.79 for a Goldbar Blvd address they hold from a foreclosure. The previous owners owned \$1297.92 . MSA to accept the check

Old Business: Ten more yards of play chips delivered for both parks. Purchased a cell phone for treasurer. Roads need striping. We have small claims ongoing at Evergreen District court. Taxes filed with IRS.

Secretary: We set up a payment plan for another owner. Two small claims are scheduled for trial on October 8th all trials require mandatory attendance. Premium process was successful in serving an owner at her place of employment. That case is scheduled for Oct 4th. Secretary to be paid hourly rate for in person trial requirement.

By-Laws Executive Committee:

MSA to hire bylaws attorney to review our revised edition of bylaws cost is \$2,360 for 8 hours 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: MSA to accept Morse Tractor Service snowplow contract for winter 2023/24. Striping of the roads needs to be done.

Parks:

Violations: A car was tagged for parking violation in upper park for consistent use of overnight parking. The 2 cars parked on Ajer easement with expired tags No warning letters were sent.

Open Forum/New Business: I cancelled our Waste mgmt. account and the cans will be picked up. Set up email accounts for President and Vice President to link our files in Microsoft 365 system. Austin should be able to link our email accounts. Ellen is still listed as a signer on our checks. No need to remove her.

Motion: Adjourn the open session meeting at 7:41pm
Submitted by: SValentine