

May Creek BOD Open Meeting

12/18/2024

Meeting Notes

Meeting Call to Order at – 7:04pm

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

Approve BOD Open meeting minutes for November

Approve BOD Open meeting agenda for December

President: Attorney has taken preliminary steps to move forward to purchase road easement, surveys as to which direction road would be. Determine fair market value and take legal action to purchase the access for new road.

MSA Reviews from October meeting:

MSA to pay community bills totaling \$2,635.96

MSA to reimbursements to Sharon Valentine \$119.34 for mileage, and court

MSA to purchase cell phone for secretary

MSA to take legal action with land use attorney to purchase road easement

MSA to accept Rebecca Boll request to join the board

Vice President: Website updated

Treasurer's Report:

MSA to pay community bills:

Auto pay bills: PUD \$263.50 Consumer cellular \$52.62

Board bills:

Electronic: Postage to mail court evidence to owners \$6.58

All bills Totaling \$322.70

MSA to reimbursement: Sharon Valentine for mileage and court. Total \$78.12

Account balances:

General \$31,641.67

Bridge \$30,544.67

Paving \$37,910.35

Business Fundamentals Zelle \$2,033.69

Business Investment Account \$40,342.88

Susan will update the financials

I Bonds \$11,220

EJones: Paving \$62,844.19

Bridge \$37,179.90

Total current value \$100,024.09

Old Business: Have land use attorney follow up on legal actions to purchase a road easement. Approved purchase of cell phone for secretary. Rebeccas Boll request to join board was approved.

Secretary: Update on small claims: Court issued judgements to MCC on 2 properties \$2,808.19 and \$2875.77. Owner scheduled for court has agreed to pay off balance of \$1,598.15. I have one small claims, scheduled for December 27th.

The cell phone purchased from amazon had to be returned, Consumer Cellular couldn't open phone to service. I purchased a different phone that cost \$189. The first purchase was \$156 MSA to purchase a cell phone case.

By-Laws Executive Committee:

Peryea Silver Taylor has released their recommendations for revising the by-laws. Austin went through all the changes and will work on adding the changes in. If it is ready for February meeting we can start the discussion with the owners.

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: Suggest we take a survey to determine replacing old road signs, first with the worst and eventually all signs. The wooden signs are in bad shape.

Parks: This is on my to do list for spring. Get bids from landscaper and Jack Morse for bamboo removal at the upper park.

Violations: Owner on corner of Larson and Ajer has cut back blackberries blocking line of sight on corner.

Open Forum/New Business:

Motion: Adjourn the open session meeting at 7.50pm
Submitted by: SValentine

