

May Creek BOD Open Meeting

8/20/2025

Meeting Notes

Meeting Call to Order at: 7:06pm

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

Approve BOD Open meeting minutes for July

Approve BOD Open meeting agenda for August

President:

MSA Reviews from July meeting:

MSA to pay community bills totaling \$2,448.22

MSA to pay board compensation totaling \$1,087.02

MSA to transfer \$10,000 to Bridge and Paving accounts

Vice President: Owners who own multiple lots having only one vote could change the 25% needed to pass the By-Laws

Treasurer's Report:

MSA to pay community bills:

Auto pay bills: PUD \$278.12 Consumer cellular \$52.65

Board bills: Garcia \$927.35

Electronic: Premium Service \$170 White pages \$11.04 Walmart- spray paint/parks \$38.47

All bills totaling \$1,477.63

MSA to reimburse Sharon Valentine mileage & 7 hours court \$247.94 Susan Taylor mileage & water for meeting \$47.87 Totaling \$297.81

Account balances:

General \$59,124.47

Bridge \$40,544.67

Paving \$47,910.35

Business Fundamentals Zelle \$2,025.01

Business Investment Account \$40,345.55

I Bonds \$11,424

EJones: Paving \$66,195.75

Bridge \$39,172.26

Total current value \$105,368.01

Old Business: Fence repair estimates. Street sign survey. Look into local charities.

Secretary: Update on small claims: I filed 4 judgements from court cases in Snohomish County Records office. The August 8th hearing was pushed to November. Judge requested the statements from 2013 to present and a copy of MCC by-laws. I filed 2 new small claims with hearings in October and November. I would like to file a motion to enforce a settlement agreement on an owner who is not making payments, He agreed in mediation to a payment plan that he chose. I sent him a letter to remind him of the legal binding contract and got no response. MSA to file a court motion to go back to court to enforce mediation agreement. This will cost \$50 court fee and Process server fees.

By-Laws Executive Committee:
Posted new and revised by-laws on website.

Finance:

Roads: Sharon did a survey of the condition of current street signs and road signs. Need pictures of signs that are in dis-repair to further discuss possible replacement of just those signs. On the survey to owners an alternative road was #1 priority and striping the road #2

Parks: Fence estimates from 2 contractors sent to all board members. After discussion of the benefits and costs the fence additions/repair is tabled for now.

Violations: An email from an owner on Halls Lane is concerned about off road vehicles speeding on Halls Lane and May Creek Drive. He is asking for help in this matter. Austin to reach out to owner.

Open Forum/New Business: Working on tax preparation. I would like to have a company like H & R Block to do the taxes. I contacted H & R and made an appointment for Susan and I to talk about handing over our tax prep to them. Don't know the cost. We will file an extension as needed. Tax forms are due October 15th. MSA to have a meeting and consider getting professional help for future tax preparation. Austin noted that in the July meeting an owner reminded us that a CPA is required to look at our budget proposals. Discussion from my conversation with Brian Sullivan assessor regarding joined lots. The county and property owner can determine to join lots as one parcel to lower taxes for themselves. The county assessor pointed out to me that the HOA bases their dues for expenses on the amount of lots in total.

At the July meeting an owner gave Austin \$20 for MCC to place in a fund possibly to help an owner or create a fund to help owners with dues. In discussion previously the board would not be creating such a fund but would find a charity to donate his \$20. The VOA food bank was suggested for the \$20 donation.

Motion: Adjourn the open session meeting at: 8:26pm
Submitted by: SValentine