

May Creek BOD Open Meeting
12/17/2025
Meeting Notes

Meeting Call to Order at: 7:15 pm

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: Discussion of alternative road to replace the bridge crossing as the main road into the community. At the February meeting have the discussion and need to spend the time and money to start the process. Our water main runs parallel with the bridge deck and is vulnerable if we lose the bridge for any reason.

MSA Reviews from November meeting:

MSA to pay community bills totaling \$2,275.01

MSA to cancel lost check and re-issue reimbursement check for \$47.87 to Susan Taylor

MSA to reimburse Sharon Valentine for court time 11.5 hours and mileage \$286.79

MSA to file/record to judgements in Snohomish Recorders office, up to \$630.

MSA to follow up with Reserve Study NW LLC for a 3 year plan

MSA to have Garcia landscaping to do cut backs if owners have not

MSA to purchase one roll of stamps

Vice President: Reserve Study on-sight visit 12/22 at 1pm. Follow up plan in January 2026 \$939 each year for 3 years. MSA to hire Reserve Study NW for the community

Treasurer's Report:

MSA to pay community bills:

Auto pay bills: PUD \$306 Consumer cellular \$52.73 White pages \$11.04

Board bills: Reserve Study NW \$939

Electronic: Snoho County Recording fees \$612

All Bills total: \$1,974.77

Account balances:

General \$31,228.13

Bridge \$40,544.67

Paving \$47,910.35

Business Fundamentals Zelle \$3,560.58

Business Investment Account \$70,347.28

I Bonds \$11,496

EJones: Paving \$69.236.70

Bridge \$41,079.30

Total current value \$110,316

Old Business: Follow up with Reserve Studies NW LLC for a 3 year plan estimate \$939. Requested a referral from H & R for CPA to do an annual Audit Report, have not got a response yet.

Secretary: Update on small claims: Court cases 2026. In February a continuance of a years long case in which has been difficult to process serve owner. Two new small claims in March and April. I filed 2 judgements with the Recorders office for 2 properties for non payment of HOA dues

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

Finance:

Road: New letters to 2 owners of our intent to have landscapers do cut backs sent out. The owners have responded and did cut back, the exception is the large dogwood tree. I will get with the landscaper and have the tree branches cut back, which we approved last month to accept the cost.

Parks:

Violations:

Open Forum/New Business: MSA to raise Administration fees for property ownership transfer. The new fee was raised \$50 to \$250 effective January 1st 2026. MSA to purchase 8 rolls of stamps \$624 plus fee for the February newsletter. At the February meeting the agenda will include discussions for alternative road, dues increase and special assessment.

Motion: Adjourn the open session meeting at: 8:48 pm
Submitted by: SValentine