

## May Creek BOD Open Meeting

9/17/2025

### Meeting Notes

Meeting Call to Order at: 6.57pm

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

Approve BOD Open meeting minutes for August

Approve BOD Open meeting agenda for September

President:

MSA Reviews from August meeting:

MSA to pay community bills totaling \$1,477.63

MSA to pay reimbursements totaling \$297.81

MSA to have H & R Block to do our taxes

Vice President: Website has been updated

#### Treasurer's Report:

MSA to pay community bills:

Auto pay bills: PUD \$285.60 Consumer cellular \$52.65

Board bills: Garcia \$927.35

Electronic: Tax 990 Form 8868 \$14.90 White pages \$11.04 Annual report Wa State \$20

Waste Mgmt. \$77.37 & \$77.67 H&R tax filing \$200 POBox \$106 Auto Liability

Insurance \$214 All bills totaling \$1,986.58

MSA to reimburse Sharon Valentine mileage & 4 hours court \$156.42 Totaling \$156.42

#### Account balances:

General \$58,815.84

Bridge \$40,544.67

Paving \$47,910.35

Business Fundamentals Zelle \$2,262.61

Business Investment Account \$40,345.89

I Bonds \$11,440

EJones: Paving \$67,400.82

Bridge \$39,943.09

Total current value \$107,343.91

Old Business: Fence repairs were tabled for now as we are saving for a new alternative road. I took pictures of a couple of old wooden signs that are in bad shape in case we would like to replace them with new metal signs. In discussion in regarding a charitable organization for the \$20 Austin collected.

Secretary: Update on small claims: I am working 4 cases in small claims. Two in October and two in November. I met with Marie from H & R on September 9<sup>th</sup>. Prior to the meeting I filed Form 8868 which gives May Creek a 6 month tax filing extension. Our fiscal year tax return is due October 15<sup>th</sup> and that is why I filed for an extension and IRS accepted it. I completed the annual report with Washington Secretary of State.

I spoke with Brian Sullivan the Snoho County Assessor regarding joined lots. The county and owner can determine to join lots as one to lower taxes or because the size of lots. The assessor pointed out to me that the HOA bases their dues for expenses on the amount of lots sold in total. The By-Laws are written in just this way stating

Article XI Fees and Assessments

“For the purpose of financing the activities of the corporation, it is hereby declared that all lots within the jurisdiction of the corporation shall be charged and or assessed fees.”

By-Laws Executive Committee:

Posted new and revised by-laws on website.

Finance:

Roads: Get road sign estimates for selected sign replacements. Get snow plow contract from Morse Tractor. MSA for blackberry removal at the bridge by Garcia Landscaping. Send letters to owners to cut back tree branches and shrubs restricting line of vision at the bridge crossing.

Parks:

Violations:

Open Forum/New Business: The community lot on Larson Drive where cargo storage is located needs to be cleaned up of the blackberries and debris. Taken down to the ground so we can spread gravel. Get estimate for clean up. Reserve study on sight visit was last done in 2020. It is supposed to be every 3 years.

Motion: Adjourn the open session meeting at: 8.28pm  
Submitted by: SValentine

