

May Creek BOD Open Meeting

10/15/2025

Meeting Notes

Meeting Call to Order at: 6.59pm

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

Approve BOD Open meeting minutes for September

Approve BOD Open meeting agenda for October

President: Received an invoice from Snell and Wilmer for \$210

MSA Reviews from September meeting:

MSA to pay community bills totaling \$1,986.58

MSA to pay reimbursements totaling \$156.42

MSA to have Morse Tractor clear Larson lot of vegetation and debris

MSA for Garcia Landscaping to remove blackberries on both sides of bridge.

Vice President: Contacted VOA and donated the \$20 from owner received in July to SVSR

Reserve study in 2022 was not paid according to their records. Request the billing for 2022. We are fully funded on Reserve Study to date. We are due for a level 1 on sight visit.

Treasurer's Report:

MSA to pay community bills:

Auto pay bills: PUD \$275.08 Consumer cellular \$52.65 White pages \$11.04

Board bills: Garcia \$927.35 Morse Tractor \$2,127.45 and \$650 snowplow contract

Snell & Wilmer \$210

Electronic:

All bills totaling \$4,253.57

Account balances:

General \$64,265.98

Bridge \$40,544.67

Paving \$47,910.35

Business Fundamentals Zelle \$2,220

Business Investment Account \$40,346.22

I Bonds \$11,460

EJones: Paving \$67,364.15

Bridge \$39,924.57

Total current value \$107,288.72

MSA to move \$30,000 from General to Business Investment Account

Old Business: Get snow contract from Morse Tractor. Clean up Larson lot. Reserve study is overdue, last done 2020. Get sign replacement costs for selective sign replacements. Garcia to clean up blackberries at bridge. Send letters to owners at bridge to cut trees that block line of sight in both directions for vehicles crossing the bridge.

Secretary: Update on small claims: The October 3rd small claims case resulted in two judgements totaling \$1,940.46. The next October court date is for a mediation payment agreement. The owner is not making payments. In November there are two owners for unpaid HOA dues.

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

Finance:

Road: Letters with pictures of trees was sent to the 2 owners asking for them to trim back trees for better visibility for drivers and pedestrians crossing the bridge
MSA to accept the 2025-26 snowplow contract with Morse Tractor.
MSA to purchase up to 4 Fire Lane signs to replace damaged signs.

Parks:

Violations:

Open Forum/New Business: Discussion of Budget for 2026-27. Check with H & R services to get an Annual Audit Report done.

Motion: Adjourn the open session meeting at: 8.07pm
Submitted by: SValentine