

# May Creek Semi Annual General Meeting

2/7/2026

## Agenda

Meeting Call to Order at:

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

Sign in for Owners: sign in sheet has ten owners and spouses

Agenda: Minutes from last meeting

Bridge alternative presentation

Treasury report

Open forum

President:

MSA Reviews from December meeting:

MSA to pay community bills totaling \$1,974.77

MSA to raise Admin fees for transfers to \$250

MSA to purchase 8 rolls of stamps

Vice President:

Treasurer's Report:

MSA to pay community bills:

Auto pay bills: PUD \$21.76 Consumer cellular \$52.73 White pages \$11.04

Board bills:

Electronic:

All Bills total: \$85.53

### Account balances:

General	\$33,384.67
Bridge	\$40,544.67
Paving	\$47,910.35
Business Fundamentals Zelle	\$2,564.12
Business Investment Account	\$70,348.48

I Bonds \$11,552

EJones: Paving \$71,093.45

Bridge \$42,226.17

Total current value \$113,319.62

## Open Forum/New Business:

Austin presented a slide show starting with our July Community meeting and marketplace day. As well as Snohomish County's State of Our Waters inspection of our local creek's (May Creek) health report. The latest Reserve study report and alternative new road egress/ingress.

At the July meeting we voted to update our bylaws. A survey was mailed to all owners and the votes to update the bylaws was only 37 owners in favor and we needed 72 to pass. On the mail in survey we asked owners to vote on the most important priority and they voted to saving money for a new road.

Snohomish County did a May Creek water inspection on the health of our creek. The published report was shared with all in the meeting. The following is a review of those findings

Water quality	Excellent
Aquatic life	Good
Habitat	Excellent

The full report was shared on our FB page and will be posted on our website.

Austin met with a new company to do a reserve study report for our readiness and financial savings for the required reserve study.

We currently are fully funded at the current savings and are making sure we continue to set aside the necessary savings for the years ahead.

The bridge was a part of that reserve funding. The bridge is in fair condition but has some corrosion. We having \$82,000 set aside and available for the bridge.

We have been putting together a plan to acquire land for an emergency exit road. A two stage plan was presented to owners at this meeting. The plans are only an estimate for current 2026 prices.

### Plan Details

STAGE ONE is as follows:

\$15,000 land surveyor to map possible routes

\$10,000 for a land value assessor

\$150,000 for a land use attorney to submit plan to local agencies and petition the courts for eminent domain for the land

Estimated cost \$300,000 in 2026

### STAGE TWO

\$20,000 to clear the land site

\$100,000 to level, excavate, backfill and grade for road

\$100,000 to \$200,000 to pave the road depending on the length

Estimated cost \$220,000 to \$320,000 in 2026

## OPTIONS

DO NOTHING and save at our current rate of \$10,000 per year which will take 21 years to reach \$300,000. Risk of a bridge disruption. Unplanned emergency exit through adjacent properties causing damage from the owners plowing their way out in any emergency. The community would be sued to pay for property damage caused by encroaching on adjacent properties.

## SPECIAL ASSESSMENT

We vote and pass a special assessment to raise \$220,000. From \$650 to \$1000 per lot. A special assessment could be paid in numerous ways per owner. A one time fee and or a 4 payment plan.

If we pass a special assessment we can execute Stage One to acquire property.

We can continue saving until we have an additional \$300,000 to execute Stage Two

## RAISE DUES

We raise dues and save at an accelerated rate:

\$50 per year (\$4.00 per month) would take 7 to 10 years

\$100 per year (\$8.00 per month) would take 3 to 5 years

\$500 increase; when collected would be \$182,500 added in one year

With the owners present for this meeting a vote was taken for all 3 options presented: A majority of owners chose the special assessment.

We discussed another meeting to be set up in April with notices sent out a month in advance and a ballot included to vote for any of the 3 options, for those that cannot be present at this upcoming meeting.

There was lots of conversations, questions and suggestions from the owners. We will be setting up an April meeting to continue discussing and voting to further our goal of getting an alternative road.

Thank you to all who took the time to join the discussion and be involved to continue to improve our community.

Motion: Adjourn the open session meeting: 3:15pm  
Submitted by: SValentine

