

May Creek BOD Open Meeting  
& Special Assessment  
4/11/2026  
Meeting Notes & Recap

Meeting Call to Order at: 1:07pm  
Roll Call: Bill Ritchie Austin Orion Sharon Valentine Susan Taylor Rebecca Boll

Approve BOD Open meeting minutes for March  
Approve BOD Open meeting agenda for April

President:

MSA reviews from March  
MSA to pay community bills totaling \$47.69.31  
MSA to reimburse Sharon Valentine mileage and court time \$176.64  
MSA to record judgement on an owner  
MSA to raise NSF fees to \$35  
MSA to keep Sharon Valentine as Secretary

Vice President: Recap of special assessment meeting

Treasurer's Report:

MSA to pay community bills:  
Auto pay bills: PUD \$19.96 Consumer cellular \$53.86 White pages \$11.04  
Board bills:  
Electronic:  
All Bills total \$84.86

Account balances:

General	\$32,993.78
Bridge	\$40,544.67
Paving	\$47,910.35
Business Fundamentals Zelle	\$5,522.28
Business Investment Account	\$70,349.62
I Bonds	\$11,604
EJones: Paving	\$69,856.75
Bridge	\$41,445.86
Total current value	\$111,104.29

Old Business: Special assessment ballots mailed out. Set up an owner meeting for April 11<sup>th</sup>.

Secretary: Update on small claims: Court cases 2026. The April Small Claim resulted in the owner paying in full what was owed, the court fees and the server fees. I have 3 cases in June, July and August.

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

Finance:

Road:

Parks: Contacted Garcia landscaping to start park maintenance in April

Violations: MSA Send a letter to owner who has an unlicensed vehicle parked on the easement. Car needs to be moved or the license tabs need to be renewed.

Open Forum/New Business: MSA to purchase 8 rolls of stamps for statements and the newsletter  
Cost is \$626.75

Motion: Adjourn the open session meeting at: 1:50pm  
Submitted by: SValentine

Special Assessment Meeting with Owners  
4/11/2026  
Recap

Board Roll Call: Bill Ritchie Austin Orion Sharon Valentine Susan Taylor Rebecca Boll  
Owners Sign in: Owners use sign in sheet

Meeting call to order: 2:00pm

Re-cap of the special assessment proposal: Austin presented the special assessment and options for the start of the project. What it covers, the estimated current costs, attorney fees, the timeline for stage one and stage two. He also outlined the Do Nothing Plan, and the wait till we have enough funds and the amount of years that it will take to save enough to start this project. In the years ahead a project of this size the material costs and attorney fees will increase beyond the current cost estimates.

It may take voting to raise dues to further increase the savings needed to start this project. Which will be brought up in our July meeting 2026

Discussion and Questions were answered, discussions and suggestions given by owners

Final count of ballots received:

No votes: 70

Yes votes: 18

Motion: Adjourn the meeting session at:  
Submitted by SValentine