

May Creek BOD Open Meeting

5/20/2026

Agenda

Meeting Call to Order at: 7.04pm

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

Approve BOD Open meeting minutes for April

Approve BOD Open meeting agenda for May

President: Spoke with Garcia Landscaping to clean the bridge deck and cut back the blackberries

MSA reviews from April

MSA to pay community bills totaling \$84.86

MSA to purchase 8 rolls of stamps \$626.75

Vice President: Bridge toll research for forms and fees. How to manage collection, non-compliance and enforcement. Destination of delivery and responsible owner of mfg. home delivery. Website updated

Treasurer's Report:

MSA to pay community bills:

Auto pay bills: PUD \$310.08 Consumer cellular \$53.86 White pages \$11.04 Quickbooks \$1379.

Board bills: Reimbursement Sharon Valentine \$119.81 for court time & mileage Garcia 2 invoices \$1854.68

Electronic: Small claim court fees 5 cases \$250 Snohomish county recording fees 307.50

All Bills total \$4,285.97

MSA to switch our Quick book account to one user

Account balances:

General	\$44,747.24
Bridge	\$40,544.67
Paving	\$47,910.35
Business Fundamentals Zelle	\$4,270.08
Business Investment Account	\$70,350.20

I Bonds \$11,632

EJones: Paving \$71,276.59

Bridge \$42,325.45

Total current value \$113,602.04

Transferred to General from Zelle \$7,218.48 on 5/7/2026

Old Business: The ballots received final count NO: 70 YES: 18. Motion did not pass. There was an MSA to send a letter regarding unlicensed vehicle. The owner moved the vehicle out of the neighborhood so no letter was sent. 8 rolls of stamps purchased \$625.75

Secretary: Update on small claims: Court cases 2026. We have a total of 8 small claims cases in June, July, August, September and October. 5 new cases recently filed Court fees \$250
Filed our judgement on one owner for \$1650.50. Cost was \$307.50
I wrote 14 letters to owners with \$900 plus balances. It was more direct regarding unpaid balances, it basically told owners we are taking them to court. All board members were sent the sample letter please review as I want to send the letters.

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

Finance:

Road: RV parked in driveway is on easement and being used as a residency. Van with car on trailer parked in the road blocking travel. Will send a warning letter regarding the street parking, easement encroachment and Snohomish County rules of 180 days allowed in RV living in driveways.

Parks:

Violations:

Open Forum/New Business: MSA to purchase printer cartridges. Amazon purchase \$76.89 m
MSA to purchase raffle items. \$100 to be used for pizza, coffee shop, Pie Dive restaurant. New budget, By-laws compliance 2028, increase dues option vote for yes or no, and include a market day event in July newsletter. MSA to double transfer fees to \$500.

Motion: Adjourn the open session meeting at: 8.25pm
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: Questions were answered, discussed and suggestions given by owners

Final count of ballots received:

No votes: 70

Yes votes: 18

Motion: Adjourn the meeting session at: 3pm
Submitted by SValentine