

May Creek BOD Open Meeting

7/19/2026

Meeting Notes

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 June

Approve BOD Open meeting agenda for July

President: Purchased beverages for July meeting

MSA reviews from June

MSA to pay community bills totaling \$3,847.41

MSA to record judgement for \$307.50

MSA to send letter to owner to cut blackberries on corner of Larson/Goldbar Blvd

Vice President: Sink hole present on Larson just before Ager/ Need to have PUD check

Treasurer's Report:

MSA to pay community bills:

Auto pay & electronic bills: PUD \$351.12 Consumer cellular \$53.86 White pages \$11.04 Bridge account \$10,000 Paving account \$10,000

Board bills: Garcia landscaping \$927.35

Total All Bills \$22,343.37

Board Compensation: Bill Ritchie \$236.53 Austin Orion \$253.19 Sharon Valentine \$253.19

Susan Taylor \$253.19 Rebecca Boll \$236.06 Susan Taylor (mileage) \$29.64

Research the difference in Bill's and Rebecca's compensation

Account balances:

General \$74,312.98

Bridge \$40,544.67

Paving \$47,910.35

Business Fundamentals Zelle \$2,000 Transferred to General \$3,411.40 on 7/17

Business Investment Account \$70,351.38

I Bonds \$11,692

EJones: Paving \$73,217.52

Bridge \$43,524.76

Total current value \$116,742.28

Susan resigned as Treasurer today at BOD portion of meeting. She wants to remain as a board member. This leaves a vacancy for the treasurer's position.

Old Business: Letter sent to owner to cut back blackberries. Budget to be presented at July meeting. PUD is raising rates by 18%. Board positions for President and Vice President voted to switch Bill Ritchie to VP and Austin Orion as President. Secretary and Treasurer will remain with the current officers.

Secretary: Update on small claims: Court cases 2026. We have a total of 4 small claims cases in July, August, September and October. I have a motion to appear in court on July 28th in regards to an error in serving an owner.

By-Laws Executive Committee:

Posted new and revised by-laws on website.

Austin discussed by-laws changes in updating our existing. Washington State has already implemented much of what our proposed revision of May Creek By-laws would be if approved by owners. All the new proposals of by-laws revision is on our website.

Finance:

Road: Sinkhole at Larson and Ager will PUD to look into the problem

Parks: Susan is working on another landscape company to service our parks

Violations: On Mt View Place East there is a truck parking on payment. A warning letter to be issued when all the facts are gathered.

Open Forum/New Business:

Motion: Adjourn the open session meeting at: 1:44 pm
Submitted by: SValentine

