

May Creek BOD Open Meeting

8/19/2026

Meeting Notes

Meeting Call to Order at: 7:03pm

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

Guest owners: Nicholas Vandewalle, Damon Muller, Caron Chaffee, Chuck Ed, Joni, Melissa

Approve BOD Open meeting minutes for July

Approve BOD Open meeting agenda for August

President: Pud inspected the depression of road at Larson and Ager and said it was not a sinkhole

MSA reviews from July

MSA to pay community bills totaling \$2,343.37

MSA to pay annual board compensation \$1,232.16

Transferred \$10,000 to the paving account and \$10,000 to the bridge account

Vice President:

Treasurer's Report:

MSA to pay community bills:

Auto pay & electronic bills: PUD \$351.12 Consumer cellular \$53.86 White pages \$11.04 Waste mgmt. \$82.54 BOFA remote deposit \$15

Board bills: Garcia landscaping \$927.35

Debit: USPS \$12.47 to mail court documents Walmart \$8.83 office supply

Total All Bills \$1,462.29

MSA to reimburse Sharon Valentine for mileage \$100.32 and court \$171.30

Income received: Dues \$4,630.65 Transfer fees \$2,000

Account balances:

General \$76,898.05

Bridge \$40,544.67

Paving \$47,910.35

Business Fundamentals Zelle \$6,085.72

Business Investment Account \$70,351.98

I Bonds \$11,720

EJones: Bridge \$44,105.54

Paving \$74,159.32

Total EJones current value \$118,264.86

Old Business: At July meeting ballots collected to vote on revised By-Laws and budget. The following is the count of ballots:

6 – Yes vote for both By-laws and budget

9 – Votes for both

6 – Split votes 6 for yes on By-laws and 6 no on budget

1 Proxy form with no ballot to count

13 – No for By-laws and budget

Total vote ballots 34 with 13 ballots of owners in arrears

Revised By-laws total 12 yes and 9 no

Proposed budget total 6 yes and 15 no votes

Susan resigned as Treasurer and wants to remain a board member. Two owners expressed an interest in becoming a member of the board. The treasurer position is open. PUD should be contacted in regards to a sinkhole at Larson and Ager.

Secretary: Update on small claims: Court cases 2026. Three cases left in September, October and November. The cases for two owners not served properly has been remedied. One is set for a mediation hearing the other paid in full and a lien release granted. Of the 7 small claims cases completed; 5 owners have paid in full for a total of \$6,018, one court mediation payment plan and one lien filed for \$2023.

By-Laws Executive Committee:

Finance:

Road:

Parks:

Violations:

Open Forum/New Business: MSA to reimburse Austin \$71.14 for the cost of a meeting banner. Requested that we get an estimate for design and cost for new banners for our community meetings. Add to the calendar a special meeting to elect board members. Get a signed petition to have special election meeting. MSA to purchase copy paper and stamps to mail upcoming special meeting to owners.

Motion: Adjourn the open session meeting at: 7:49 pm
Submitted by: SValentine

