



# May Creek Club

Est. 1966

## Community Newsletter — February 2025 Edition

May Creek Club  
P.O. Box 1087  
Gold Bar, WA 98251

<Recipient Address>

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Main  
Treasurer

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[maycreektreasurer@gmail.com](mailto:maycreektreasurer@gmail.com)

(360) 294-4161  
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# Letter from the President

Hello Everyone,

We hope to see you at the meeting in-person at Sky Valley Fire Station 54 at 42013 SR 2 in Gold Bar, or online.

Thank you,  
Bill Ritchie

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Please remember to update your current contact information to stay informed and to receive your upcoming statements. Thank you for your cooperation.

Name \_\_\_\_\_

Lot Address \_\_\_\_\_

Mailing Address \_\_\_\_\_

Phone # \_\_\_\_\_

Cell Phone # \_\_\_\_\_

Email Address \_\_\_\_\_

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# Semi-Annual Meeting Notice

You are invited to the semi-annual meeting of the May Creek Club general membership on **Saturday February 8, 2025, at 2:00 PM**. Feel free to join us in person at Sky Valley Fire Station 54 at 42013 SR 2 Gold Bar. The meeting may also be joined online by following the instructions below. You can also find these links on <https://maycreekclub.com>.

1. On your computer, go to <https://teams.live.com/meet/9338224612795?p=ma6QU7>
2. Click the "Continue on this browser" button
3. Click the "Allow" button on your browser to enable your camera and microphone
4. Please enter your first and last name to assist us in taking roll call

To join from a mobile phone, follow these instructions:

1. Install the Microsoft Teams app from the App store or Google Play store
2. Open the app and select "Join meeting with an ID"
3. Enter your first and last name, the meeting ID **933 822 461 2795** and passcode **ma6QU7**

## Agenda

Introduction of the board

Roll call

Minutes from last meeting

Discuss proposed revisions to the bylaws

Treasury report

Open forum

## Officers and Board Members

President: Bill Ritchie

Vice-President: Austin Orion

Secretary: Sharon Valentine

Treasurer: Susan Taylor

Board members:

Rebecca Boll

We have open positions on the board. If you'd like to join, please attend any of the monthly board meetings. You can find the meeting schedule and additional information on our website [www.maycreekclub.com](http://www.maycreekclub.com). If you have any questions, you may contact the board via email at [maycreekclub@outlook.com](mailto:maycreekclub@outlook.com) or via phone (360) 294-4161 or [maycreektreasurer@gmail.com](mailto:maycreektreasurer@gmail.com) or via phone (360) 294-4562

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# Summary of Proposed Bylaws Revisions

Over the last year, the board has endeavored to put together an updated version of our bylaws. Our goals included modernizing the bylaws to allow email communications, electronic payments, mail ballots, flexibility in meeting dates, and compliance with Washington state law. We've presented early revisions at previous meetings and incorporated feedback from the community, and had a lawyer perform a review and implemented their suggested revisions. The full text of the updated bylaws and the original bylaws can be found on the website at <https://maycreekclub.com> on the Bylaws & Rules tab. Below you'll find a summary of the changes made to the bylaws:

Throughout: capitalization corrections, removal of hyphenations, removal of extraneous whitespace, standardized margins, standardized paragraph spacing, standardized header formatting, replace he/him/his/she/her/hers with they/them/their, replace chairmen with chairperson.

## Article II

### Section 2

- Remove option to terminate membership in the corporation. Dues still had to be paid, termination only removed the member's right to vote.

### Section 3

- Remove special handling of disagreement within a marital community during voting. Should be handled the same as any other group-owned lot.

## Article III

### Section 1

- Add a provision allowing for the date and time of membership meetings to be decided by the board.
- Add email as an option for meeting notification.

### Section 2

- Allow members to optionally provide email address to receive notices. Clarify handling when multiple means of communication are provided. Require that a reply or delivery receipt is required for email communications.

### Section 3

- Remove requirement that the budget be presented in the February meeting.
- Remove mention of specific months for membership meetings.

### Section 5

- Lower quorum requirement to 20 members in good standing.
- Allow mail ballots for voting at membership meetings.
- Remove sentence limiting when business can be performed, as it conflicts with RCW 64.90.525.

### Section 7

- Allow mail ballots for meetings of the membership. Clarify that in person or proxy votes override mailed votes. Require ballots to be postmarked by the vote date.

## Article IV

### Section 2

- Simplified the term lengths for directors to two years, require that terms be staggered.

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### Section 3

- Include email and text message as acceptable forms of communication between directors. Remove "wire" (telegraph) as an acceptable form of communication.

### Section 4

- Clarify that a majority of the directors constitutes a quorum for meetings of the board.

### Section 8

- Remove Public Works committee, add Parks committee and Roads committee.
- Clarify that committees are advisory, i.e. they can't act on behalf of the board.

## Article V

### Section 1

- Subsection (d), explicate that dues and special assessments follow the process outlined in Article XI.
- Subsection (e), update board member compensation to be one hour of minimum wage.

## Article VI

### Section 1

- Require that officers be directors.
- Remove reference to a specific month for the election of officers.
- Update terms of directors to two years.

## Article VII

### Section 3

- Add filing liens as a duty of the secretary.
- Remove receiving and depositing money as a duty of the secretary.

### Section 4

- Add receiving, recording, and depositing money as a duty of the treasurer.
- Add the option for electronic transfers, and recurring electronic transfers.
- Require an annual compilation review by a CPA every year.

### Section 5

- Clarify that budgets are adopted by the board, then ratified by the membership.
- Increase quorum requirement for taking out loans. Clarify that loan payments must appear in a budget and be ratified by the membership.
- Have the treasurer make restrictive endorsements on checks, rather than the secretary.
- Add option for electronic deposits.
- Change "checks" to "payments" and lower the limit to \$250 for the purpose of fulfilling these duties. Require Board approval at the next monthly meeting.
- Remove entry separating record keeping and check signing duties.

## Article XI

### Section 1

- Remove limitation that fees may only be changed at the February meeting.
- Clarify that dues (assessments) are specified in a budget that is adopted by the board and ratified by the membership, pursuant to RCW 64.90.525.
- Allow mail ballots for budgets.

### Section 2

- Update late fees to be 3% of the delinquent amount per month.

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### Section 3

- Clarify that special assessments must be presented in a budget that is adopted by the board and ratified by the membership, pursuant to RCW 64.90.525.
- Allow mail ballots for special assessments.

### Article XII

#### Section 1

- Standardize quorum requirements for bylaw amendments.
- Allow mail ballots for bylaw amendments.

### Article XVI

#### Section 3

- Allow the board to set rules for roads, parks, and other property owned by the corporation.
- Make it so changes to rules go into effect 30 days following the vote, or after the updated rules have been sent to members, whichever is later.

#### Section 4

- Update amount to be contributed to the bridge account to \$5,000 or some greater amount.
- Update the amount to be contributed to the road account to \$5,000 or some greater amount.

### Article XVII

#### Section 1

- Update dates to 2025.

# Public Service Announcements

This is a volunteer driven community! Please keep this in mind, and consider joining our monthly board meetings, or monitor our Facebook group May Creek Club Neighbors to see volunteer requests and other community news.

**Homeowners on creeks:** Be a good neighbor and remove unwanted debris in creeks. Dumping anything in creeks is against the law. Contact Dept. of Fisheries and Wildlife to report violations. 425-379-2309 or 425-775-1311 '0'.

**All property owners:** If you owe more than \$500, a lien may be placed on your property, be taken to small claims court or to collections. Any property owner with a judgement from small claims court will be given the opportunity to set up payment arrangements to avoid a lien on property and foreclosure as stated in our by-laws. Anyone on a payment plan that does not comply with the agreed payment arrangement may be subject to another small claims court judgement. Make regular payments to avoid further legal action. Contact the board at [maycreektreasurer@gmail.com](mailto:maycreektreasurer@gmail.com) or via phone at (360) 294-4562 to make payment arrangements.

**Property owners that rent** must give tenants a copy of May Creek Rules and are responsible for tenant abiding by the rules. Copies are available on the website [www.maycreekclub.com](http://www.maycreekclub.com)

No off-road unlicensed vehicles are allowed on roads. You will be subject to fines. Speed limit is 15 MPH, those who speed will be subject to fines. For the safety of all it is prohibited to ride scooters and skateboards on our hills.

Please remember that May Creek takes care of roads and parks only. We are unable to tell others how to manage their property.

For nuisance dog barking or off leash dogs contact Snohomish County animal control or visit their website. We abide by county leash laws and noise ordinances, but we cannot enforce them. Contact Sheriff dept or Snohomish County.

Together we can keep our neighborhood safe. Be aware of suspicious activities. If you see something report it. Know your neighbors. Be involved, stay informed.

**MAY CREEK CLUB, INC**  
**2025 SEMI-ANNUAL MEMBERSHIP MEETING PROXY**  
**SATURDAY, February 8th, 2025**

**INSTRUCTIONS:**

1. Complete all applicable blank lines. You may designate any person of your choice who will be present to serve as your proxy holder.
2. Sign and date this proxy.
3. You may give this proxy to a neighbor, a board member, or return this proxy no later than February 8, 2025 to:

May Creek Club  
P.O. Box 1087  
Gold Bar, WA 98251

**Grant of Proxy:**

**Known all men by these present that the undersigned owner(s) of May Creek Club, Inc., does hereby constitute and appoint the person or persons identified below to act as attorney-in-fact to the undersigned, to vote for and act in the name, place and stead of the undersigned, to vote as the proxy of the undersigned at the Semi-Annual Membership Meeting to be held February 8, 2025 upon all questions and matters which may come before such meeting, according to the number of units in which the undersigned would be entitled to vote if personally present at such meeting, hereby ratifying and confirming all that said attorney shall lawfully do by hereby, and revoking all previous given to vote upon such unit.**

**CHECK ONE BOX**

- The individual whose name is printed here:*
- No one - This proxy is for quorum purposes only.*

**If no box is checked, this proxy shall be given to the Board of Directors to be voted by the Secretary. This proxy shall be valid for the meeting described above and for all adjournments of such meeting. This proxy shall be deemed automatically revoked if I attend and vote at the meeting in person, or if written revocation of this proxy is received by the Club by 12:00 p.m. February 8, 2025**

**I own the following property at May Creek Club, and this proxy shall be effective for that property listed.**

**Address:** \_\_\_\_\_ **Unit#:** \_\_\_\_\_

**Printed Name (s) of Owner (s):** \_\_\_\_\_ **Signature(s) of Owner(s) required by law**

**By:** \_\_\_\_\_

**Date I have signed this proxy:** \_\_\_\_\_, 2025

**ALL PROXIES RECEIVED MUST BE VERIFIED BY THE MAY CREEK CLUB BOARD**

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