April Community Meeting

April 11th 2026

Agenda

- Previous community meeting recap
- River health
- Treasurer’s report
- Reserve study
- Bridge status and options

Previous Community Meeting

- We had our first community market!
- We gave away dozens of native plants and seeds, cookies, soaps
- Local artists sold their original art


FREE SEEDS
NOTICE
ALL PLANTS ARE
BE KIND
TAKE ONLY
WHAT YOU
CAN CARE
FOR
THANK YOU!

Previous Community Meeting

- We voted on updating the bylaws – 94% of the votes were in favor!
  - However, 72 votes were required for the bylaws to be updated, we had 37
- We put out a survey on neighborhood priorities
  - Far and away the most important item is saving for a new road with 63% of responses rating it the highest priority, and 82% rating it as first or second
  - Followed by road stripes, road signs, events
  - A few write-ins for snow plow, pot holes, and park improvements

Snohomish County

STATE OF OUR WATERS

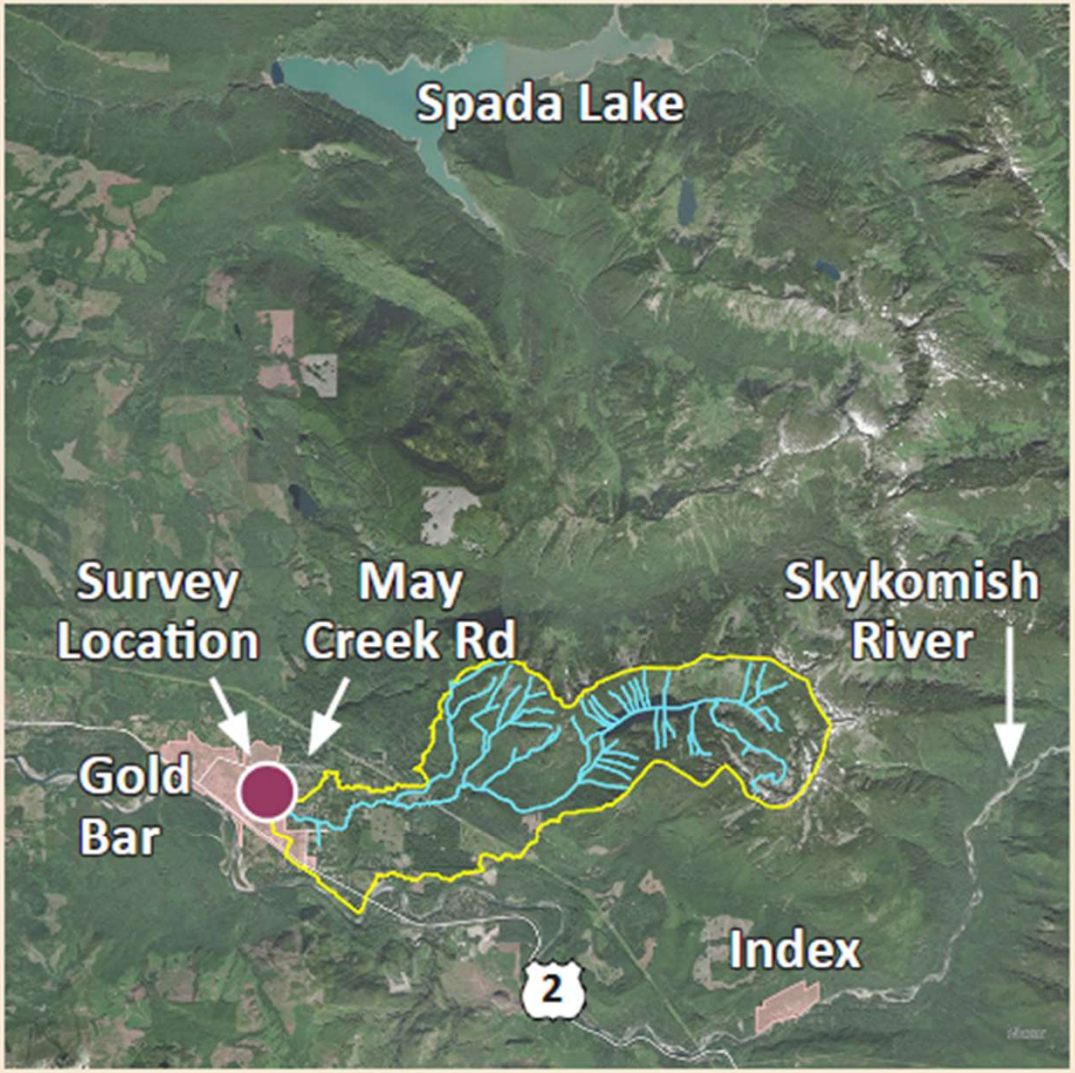
May Creek Health Report

Survey Area

May Creek is located east of Gold Bar and flows into the Skykomish River. The health of the survey location is affected by 5,824 acres of land (yellow outline) that is 73% forested and drains to the stream and its tributaries (blue lines).

May Creek Facts

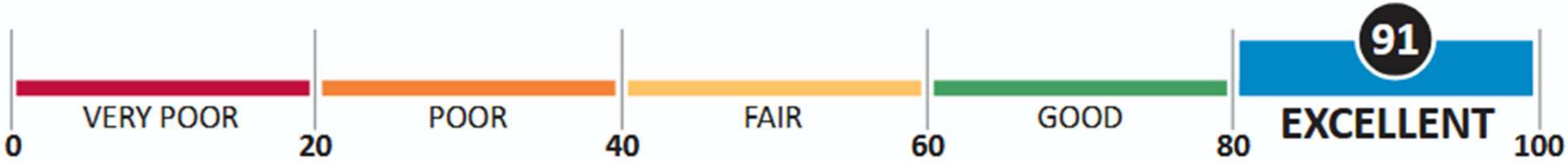
- Large wetlands connect to the main channel which provide a source of cool groundwater.
- Stream temperatures were cool and supportive of salmon during 81 percent of the summer 2024 monitoring period.
- Spawning Western Brook Lamprey (Lampetra richardsoni) at mid-reach.
- There are signs of recreational use during summer months.



This area of May Creek has excellent water quality and habitat and good aquatic life. Actions to prevent pollution and preserve habitat are needed to protect stream health.

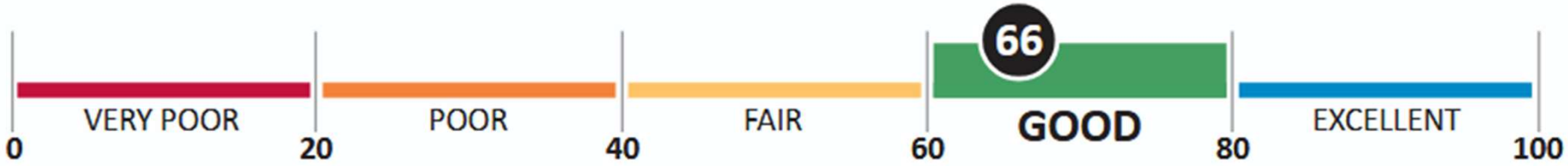
WATER QUALITY - condition of water for aquatic life and recreation

The stream has excellent water quality throughout the year due to cool, oxygen-rich waters and low levels of nutrient, E. coli bacteria, and sediment pollution. These conditions are beneficial to fish and other aquatic life and low risk for people exposed to the water.



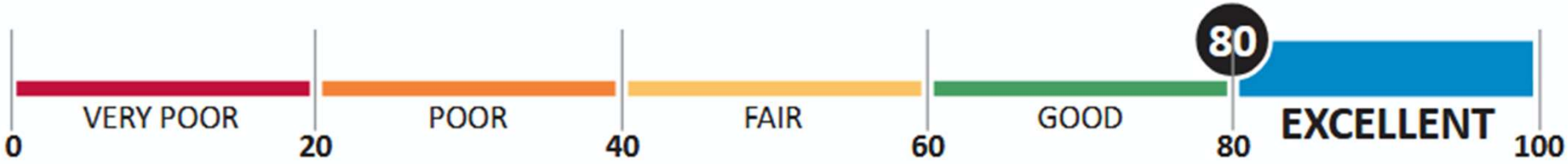
AQUATIC LIFE - number and types of insects in the stream

The stream insect community is healthy which suggests only minor impacts from human activities. It is a diverse community with lots of insects, including those that only live in good conditions. This means that fish and other aquatic life have access to a variety of food sources.



HABITAT - diversity and quality of stream features for fish

The stream has most of the key habitat features including large frequent pools and woody material. Natural vegetated shorelines have good stream cover. However, the stream should have less fine sediment. Overall, the stream has the diverse habitat, hiding places, and spawning conditions needed by fish.



You Can Make a Difference!

Make the following clear choices to protect your property, reduce pollution, and keep our waters healthy. Learn more today and register for FREE educational workshops at www.sow.surfacewater.info.

Practice Natural Yard Care

Avoid fertilizer containing phosphorus.
Attend a FREE natural lawn care workshop.

Manage Animal Waste

Cover and contain livestock waste;
scoop pet waste, bag it, and place it in the trash.

Find RainScaping Solutions

Use RainScaping solutions to collect rainwater and allow it to soak into the ground, or to improve your site's drainage.

Reduce Vehicle Contaminants

Check tire pressures monthly, and add air if needed.
Wash your vehicle at a commercial car wash.

Maintain Your Septic System

Have regular inspections* by a licensed septic contractor and attend a FREE septic care workshop.

Create a Healthy Streambank (if applicable)

Plant native trees and shrubs. Control invasive plants.
Cover bare soils with woodchip mulch.
Attend a FREE workshop or schedule a FREE site visit.

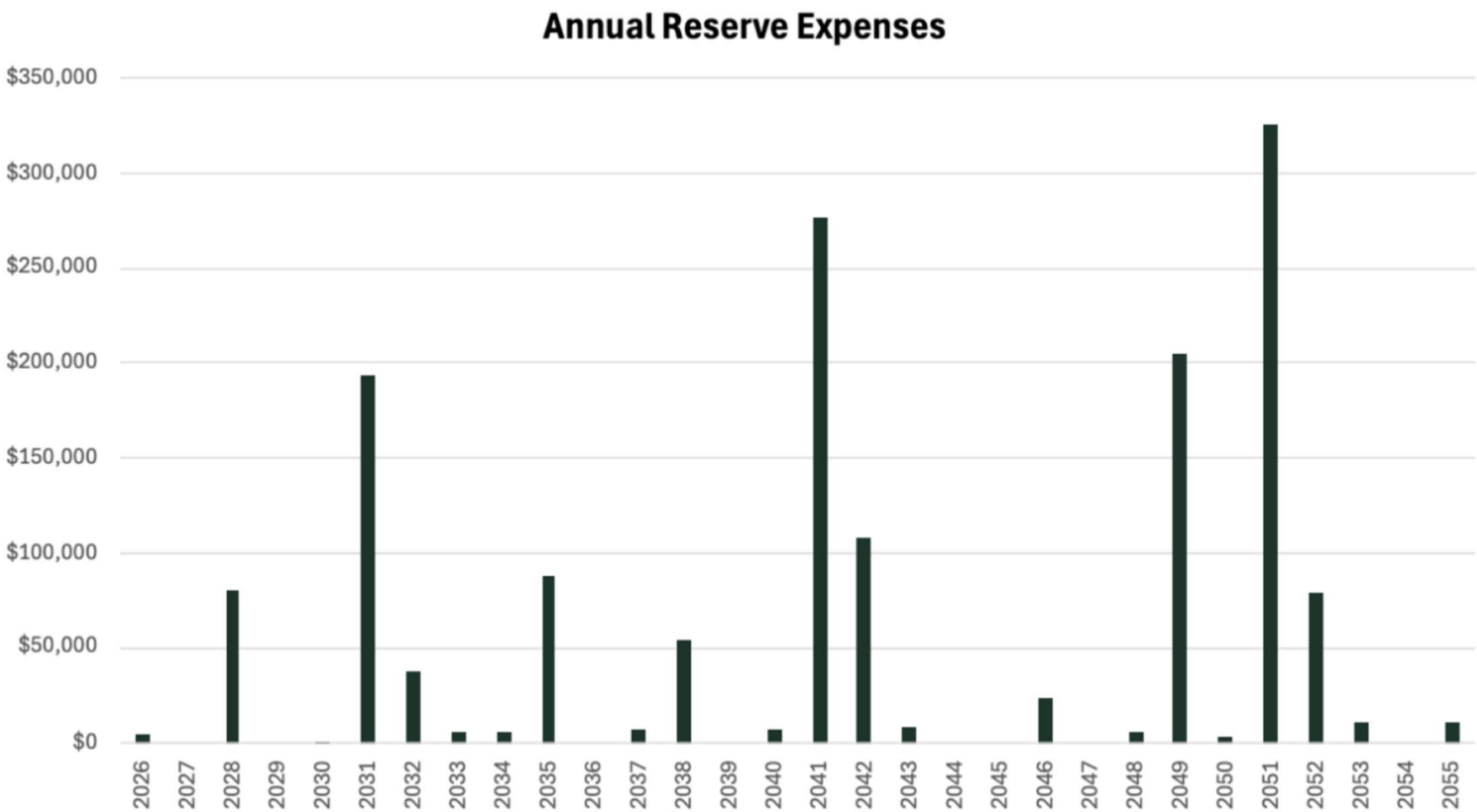
Sign Up for a FREE Streamside Site Visit

If you are a streamside landowner, your stewardship can help keep water clean, benefit wildlife habitat, and improve flood and erosion control. Sign up for a FREE educational site visit to help find solutions that meet the needs of your property. To learn more, visit www.streams.surfacewater.info or call 425-262-2623 to talk with our Watershed Steward.

Reserve Study

- Detailed breakdown of most assets in the community, their remaining life, and the cost to repair or replace them
- Fully funded balance is 195,000
- Full funding plan requires 35,000 in annual contributions
- Baseline funding plan requires 29,000 in annual contributions

#	Component Name/Description	Replacement Cost	Useful Life (UL)	Years in Service	Fully Funded Balance
1	Asphalt, Roads, Overlay (20%)	$152,280	10	5	$76,140
2	Asphalt, Roads, Sealcoat	$67,680	7	5	$48,343
3	Road Signs, Entry	$3,500	15	10	$2,333
4	Bridge, Inspection	$5,000	3	1	$1,667
5	Park South, Fence, Chain Link, 6'	$15,000	20	14	$10,500
6	Park South, Fence, Chain Link, 3'	$1,600	20	16	$1,280
7	Park South, Recreation, Playground Med	$21,000	25	2	$1,680
8	Park South, Recreation, Bench	$3,400	20	5	$850
9	Park South, Recreation, Spring Rocker	$1,600	20	20	$1,600
10	Park South, Park Shelter, Maintain	$3,000	10	5	$1,500
11	Park South, Park Shelter, Replace	$15,000	30	18	$9,000
12	Park North, Fence, Chain Link, 6'	$16,500	20	14	$11,550
13	Park North, Recreation, Playground Small	$10,000	25	2	$800
14	Park North, Recreation, Bench	$1,700	20	5	$425
15	Park North, Recreation, Spring Rocker	$3,200	20	20	$3,200
16	Park North, Recreation, Swings, Double	$3,200	25	20	$2,560
17	Park North, Recreation, Basketball Court	$5,000	20	13	$3,250
18	Park North, Park Shelter, Maintain	$3,000	10	8	$2,400
19	Park North, Park Shelter, Replace	$20,000	30	18	$12,000
20	Dog Run, Fence, Chain Link, 6'	$15,750	20	5	$3,938
21	Dog Run, Recreation, Bench	$1,700	20	5	$425
	Total Fully Funded Balance				**$195,440**


Annual Reserve Expenses
$350,000
$300,000
$250,000
$200,000
$150,000
$100,000
$50,000
$0
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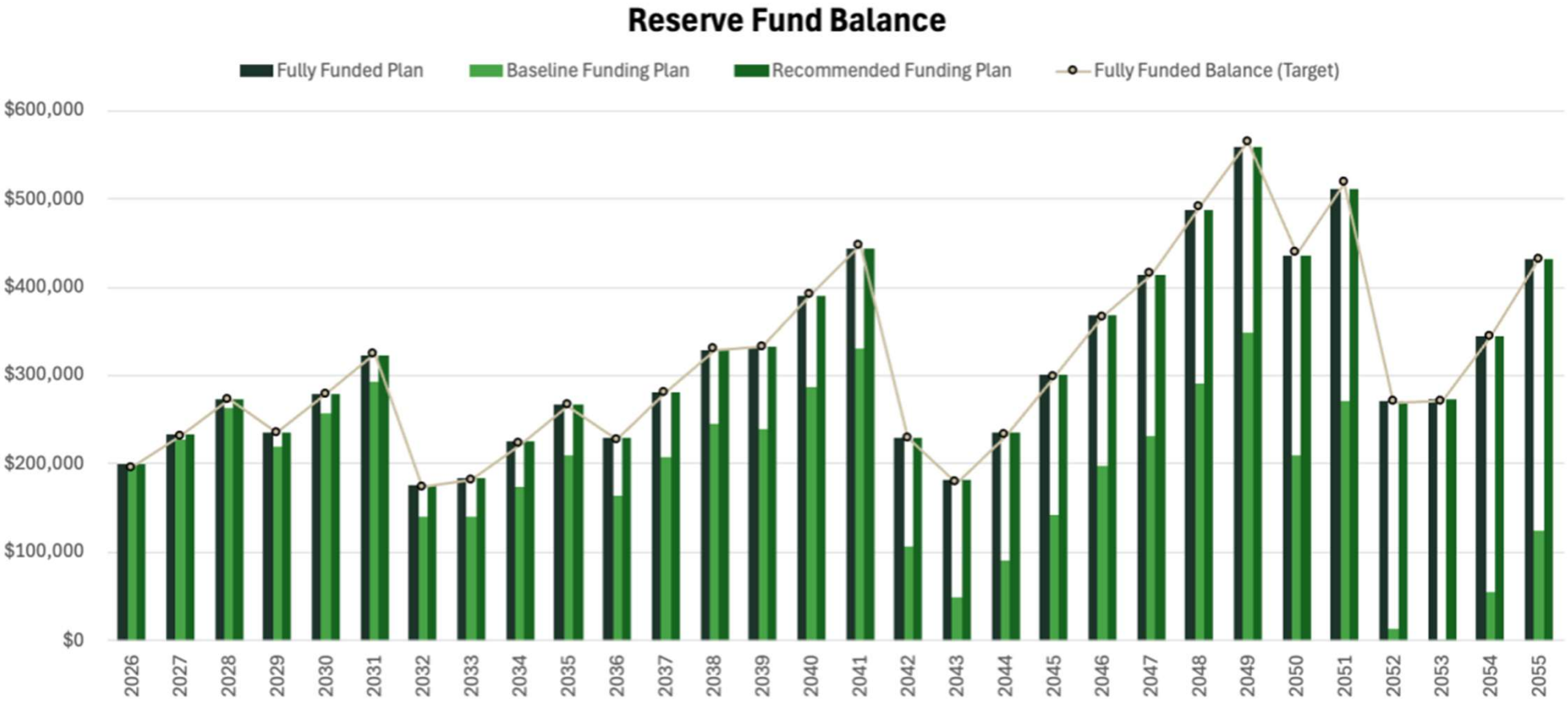
Reserve Fund Balance
Fully Funded Plan
Baseline Funding Plan
Recommended Funding Plan
Fully Funded Balance (Target)
$600,000
$500,000
$400,000
$300,000
$200,000
$100,000
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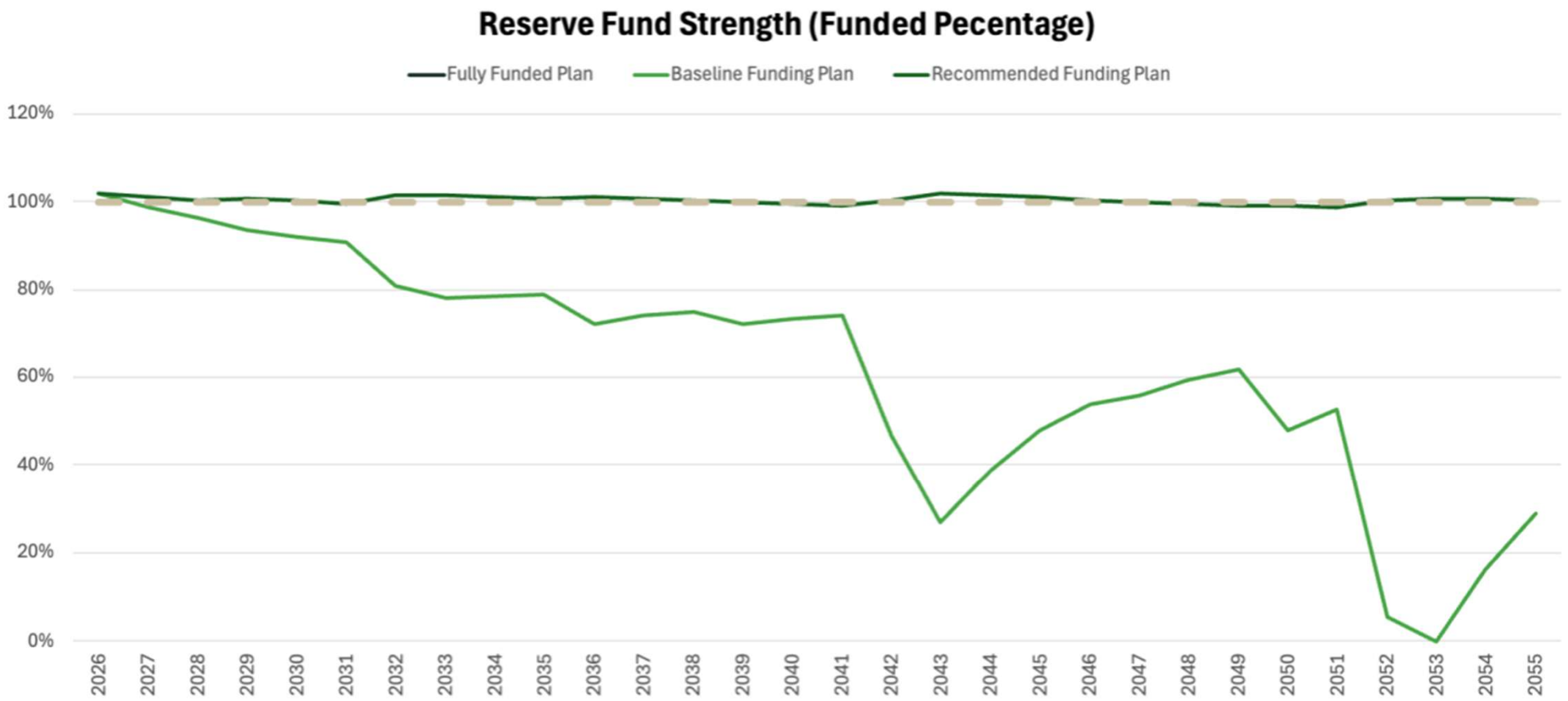
Reserve Fund Strength (Funded Pecentage)
Fully Funded Plan
Baseline Funding Plan
Recommended Funding Plan
120%
100%
80%
60%
40%
20%
0%
2026
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The Bridge

Current Bridge Status

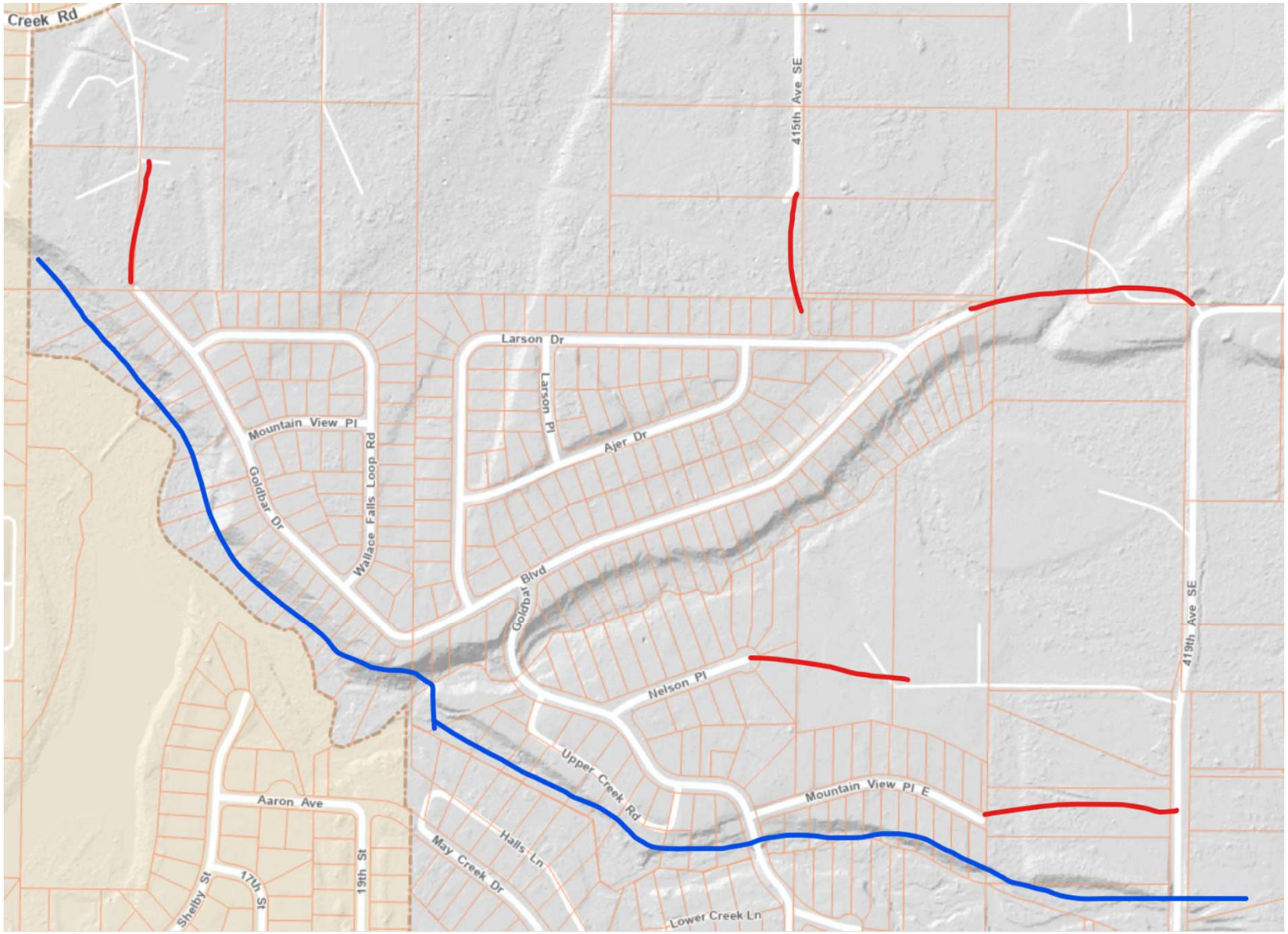
- In fair condition
- Rated for 80,000 lbs
- Corrosion noted in recent inspection
- Susceptible to medium sized earthquakes and severe flood
- $82,000 available currently

4 Girder A Spall in web 2 near Abutment 1. Both exposed strands are heavily corroded and ineffective.

Two Stage Plan

- Acquire land for an emergency exit as soon as possible

- Build a road to serve as an alternative egress as funds become available


Creek Rd
415th Ave SE
Larson Dr
Larson Pl
Ajer Dr
Mountain View Pl
Goldbar Dr
Wallace Falls Loop Rd
Goldbar Blvd
Nelson Pl
419th Ave SE
Upper Creek Rd
Mountain View Pl E
Aaron Ave
Halls Ln
May Creek Dr
Lower Creek Ln
Shelby St
17th St
19th St

Plan Details

- Stage 1
  - $15,000 for a land surveyor to map possible routes
  - $10,000 for a land value assessor
  - $150,000 for a lawyer to:
    - Review and submit the plan to local agencies
    - Petition the courts for eminent domain of the land
  - $125,000 for fair market value for the land
- Estimated cost: $300,000 in 2026

Plan Details

- Stage 2
  - $20,000 to clear the land of trees, brush, stumps, fencing, etc
  - $100,000 to level, excavate, backfill, and grade the road
  - $100,000 - $200,000 to pave the road, depending on length
- Estimated cost: $220,000 - $320,000 in 2026

Options

- Do nothing - save at our current rate
- Special assessment - raise funds immediately
- Raise dues - save at an accelerated rate

Do Nothing

- We do not raise dues and continue saving at $10k per year
- In 21 years we will reach our goal of $300,000, but costs will have increased so likely even longer
- Risk of bridge outage in the meantime
- Unplanned emergency exits are created, causing damage to property
- An emergency plan for a new road is expedited and approved, we pass a special assessment to fund it
- We are sued for the property damage caused and incur attorney fees as well

Special Assessment

- We vote on and pass a special assessment to raise $220,000
  - ~$650 per lot, more realistically $1,000 per lot
- We execute stage 1 and acquire property
- We continue saving until we have an additional $300,000 then execute stage 2

Raise Dues

- We raise dues and save at an accelerated rate
  - $100 per year – 5 to 6 year timeline
  - $200 per year – 3 to 4 year timeline

- We execute stage 1 and acquire property
- We continue saving until we have an additional $300,000 then execute stage 2

Thoughts?