

Morningview Ridge Homeowners Association

Board of Directors Meeting Minutes
March 19th, 2014

Pursuant to Article V, Paragraph 5.2, of the Morningview Ridge Homeowners Association Covenants, Conditions and Restricts, a regular meeting of the board was held on March 19th, 2014 at Central Pierce Fire Station #69 17210 110th Ave E, Puyallup, WA 98374

A. Meeting Called or Order: 6:30pm

1. Attendance:

- i. Joyce Barton
- ii. Nancy Wolf (Treasurer)
- iii. John Eslinger (President)
- iv. Michael Ware (Vice President)

B. Meeting Minutes

- i. February meeting minutes were read and approved.

C. Treasurer's Report

1. CD Renewal:

- i. Allow for auto renewal

1. Notes: we should be checking other banks to see if we can get a better rate or return

2. Reserve Account:

- i.

3. JC Higgins Financial Statement Review:

- i. Items identified for the treasurer to follow up with JC Higgins

1. Is the Bank of American account included in the statement?
2. Are the water costs listed under electricity?
3. Where are the electrical costs being reported?

- a. Notes: Nancy to update the address on the Bank of America account to JC Higgins

4. Expense Report & Reimbursement:

- i. Board heard discussion on reimbursement process and agreed to only allow the Treasurer to submit claims for reimbursement to JC Higgins.

D. Old Business

1. Asphalt Maintenance:

- i. Tabled

1. Notes: Nancy to send out quotes (to the board members) for street repairs

2. Storm drain system & filter pod maintenance:

1. Notes: Joyce provided pictures

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3. Updated bylaws:

- i. Reviewed and passed with full board approval pending revisions noted below
 - 1. Page 7 member comments
 - 2. Article 7 section 5 to be modified to include R.C.W. language stating the actions passed outside of a board meeting must be brought forward & recorded in minutes during the following board meeting

4. Good Neighbor Policy Completion:

- i. Tabled for text meeting

5. Liens:

- i. To be filed by Joyce by next meeting

E. **New Business**

1. Beauty Bark:

- i. Approved (3-yes; 1-No)

- 1. Notes: Recommendation of using day labor rather than current lawn care service provider to save money.

2. Pond Maintenance:

- i. Tabled

- 1. Notes: need to identify requirements for the maintenance so we can compare bids accurately
- 2. Joyce's husband will submit a bid for the work to be performed

3. Request to Waive fines due to hardship:

- i. The board heard a request from an HOA member to waive the late fees due to non-payment citing a personal family hardship.

- 1. The board approved waiving the penalties for the next six months

- a. Notes: the board does not have the ability to waive the interest on fines or past due balances per the bi-laws

F. **Self-Appointed Social Secretary Report**

1. Easter Egg Hunt Report:

- i. Reviewed the report (no approval - the costs are already in the budget)

G. **Adjourn:** 8pm March 19th, 2014