

Morningview Ridge Homeowners Association  
Board of Directors Meeting Minutes  
January 21, 2015

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 January 21, 2015, at Central Pierce Fire Station #69 17210 110<sup>th</sup> Ave E, Puyallup, WA 98374

**Meeting Called to Order: 6:31 pm**

**A. Attendance:**

1. John Eslinger (President)
2. Nancy Wolf (Treasurer)
3. Lynn Willis (Secretary)
4. Gail Fisher Board Member
5. Joyce Barton Board Member
6. Don Campbell- JC Higgins & Associations

**B. Election Business for 2015 Officers**

1. Mr. Eslinger nominated Gail Fisher as president and Joyce seconded the motion. Four in favor and one opposed. Motion passed
2. Ms. Barton nominated Ms. Willis as Secretary and Mr. Eslinger seconded motion. Motion passed unanimously
3. Ms. Barton nominated Ms. Wolf as Vice President and Ms. Willis seconded motion. Motion passed unanimously
  - a. President- Gail Fisher
  - b. Vice President-Nancy Wolf
  - c. Treasure- John Eslinger
  - d. Secretary- Lynn Willis

Note: A liaison should be appointed for JC Higgins & Associates

**C. Meeting Minutes**

1. October meeting minutes were read and approved without corrections.
2. November meeting was a member meeting and there were not Morningview Members for a quorum.

**D. Treasurer's Report**

1. Website: It would cost the HOA \$20 a month to have the account operated
2. All expenses should be sent to the treasurer
3. JC Higgins & Associates contract has automatically renewed unless there is a 30 day notice and services have been breached.

**E. New Business:**

1. Discussion Items:
  - a. Property on the corner should be converted to a parking lot (addressed in the past)

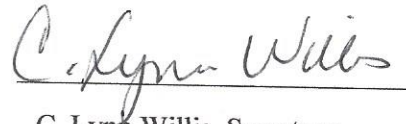
- b. Send a letter to HOA member to clean up artificial lawn and send a violation letter to 17712 139<sup>th</sup> Court
  - c. Letter to homeowner with blackberries on the hill. Determined the blackberry overgrowth is a civil matter.
  - d. Damaged Fourth of July Area 172<sup>nd</sup>/138<sup>th</sup> Court East: The bid is \$600.00 and money is in the budget for repairs.
  - e. JC Higgins & Associates will request a rebid due to an additional sunken area. Bid should take 2-3 weeks from January 21, 2015
2. Common Area Maintenance:
- a. Identify Morningview Ridge's common areas
  - b. Create a maintenance log for the hillside
  - c. Determine hillside maintenance requirements and schedule per GeoTech Report
  - d. Revisit maintenance contracts for each common area
  - e. Write instruction and schedule for landscape requirements
3. Create HOA Inventory and Assignment List
4. Committees Created
- a. Landscape Committee: Don Summers, Noreen Summers, Bob Fisher, and Gail Fisher
    - i. Get three bids for front entrance improvement
    - ii. Don Summers will supervise debris removal with Ben at A+
  - b. Neighborhood Watch Committee: Joyce Barton and Lynn Willis
    - i. The Neighborhood Watch Program draws upon the compassion of average citizens, asking them to lend their neighbors a hand. The National Neighborhood Watch Program (formerly USAonWatch) is the portal for training to assist law enforcement agencies and their communities, technical assistance, resource documents, watch stories, networking, and assistance to the field.
5. Marketing: All photos on the HOA website should be linked to FB
6. Easter Egg Hunt scheduled for Saturday, March 28, 2015

**Old Business:**

- F. Timers approved for all sprinklers. JC Higgins & Associates please let Ben know when to install them
- G. Ben, A+ Landscaper, will thatch and aerate the common and over seed if necessary
- H. Geotech report give to 2 bidders and give them to the board
- I. Don Summers has cut 4 maples to 5 feet which had reached 10 feet. Ben, A+ Landscaper, promised he removed debris from the hillside
- J. **Next meeting: February 18 @ 6:30 p.m.**
- K. **Adjourn: 8:17 p.m.**

**Certification**

Morningview Ridge I, the undersigned, do hereby certify that I am duly elected and acting Secretary of the Morningview Ridge Homeowners Association; the foregoing minutes constitute an accurate record of the meeting of the Directors hereof. IN WITNESS WHEREOF, I have subscribed my name this 21<sup>th</sup> day of January, 2015.



C. Lynn Willis, Secretary

Morningview Ridge I, the undersigned, do hereby certify that I am duly elected and acting President of the Morningview Ridge Homeowners Association; the foregoing minutes constitute an accurate record of the meeting of the Directors hereof. IN WITNESS WHEREOF, I have subscribed my name this 21<sup>st</sup> day of January, 2015.

---

Gail Fisher, President