

Morningview Ridge Homeowners Association

Board of Directors' Meeting Minutes

April 30, 2019

Location: Central Pierce Fire Station #69, 17210 110th Ave E, Puyallup, WA 98374

- ❖ Board Members in Attendance: John Johnson, Nancy Wolf, Glenn Leach.
Absent: Joyce Barton, Andy McCormick
Also in Attendance: Rebecca Arroyo, HOA Manager – JC Higgins
Non-Board Member Attendees: 2
- ❖ Quorum: Yes
- ❖ Call to Order: John Johnson called meeting to order at 6:34 PM
- ❖ Approval of Prior Meeting Minutes: **Nancy motion to approve minutes. John second. Motion passed.**

Agenda Items:

- ❖ Member Comments: Emmett Brost gave input on Basketball Court landscaping and fence plans and play chips at Play Park. Board is taking these comments into consideration as we finalize plans.
- ❖ Edward Jones representative JR Whitaker requested and received specifics on Board's plans for the CD rollovers and correct amounts.
- ❖ JCH Financial Reports:
 - Current budget and reserve reports presented.
 - Collections: A review of non-current HOA dues report. Rebecca suggested pink slip system to notify past due neighbors before lien is filed as a last attempt to work something out. Board agreed.
 - CCR Violations: Rebecca will provide Board with dates of upcoming neighborhood visits.
- ❖ Treasury Report: Treasurer not in attendance – no report.
- ❖ ACC: New Project Request Form is now posted on the website, and an explanation of new procedures are in the Spring Newsletter, being mailed out soon.
- ❖ Commercial Vehicle Language: The new Good Neighbor Policy language needs to be mailed to all owners. This will be done simultaneously with the Spring Newsletter.
- ❖ Speed Limit Signs: 2 new signs are being ordered and delivered to John's house. A new 10' 4x4 will replace the short post where the current speed limit sign is near the play park.
- ❖ Hillside Clean-up: **Motion John: I make a motion to accept M.A.G. Landscaping bid for \$4,800. Nancy 2nd. Motion passed.** John will order work to move forward asap. All trees on MVR hillside common area will be reduced to a height between 5' and 10'.

- ❖ Sidewalk Repair: **Motion Nancy: I make a motion to accept Hedman Concrete’s bid to replace 10 sections of damaged sidewalk. John second. Motion passed.** Nancy believes work will begin in approx. 2 weeks.
- ❖ Road “slow” sign painting: **Glenn Email Motion 4/9/2019: I motion that we accept the revised Scots Seal Coat bid of \$475 plus tax to paint “slow” signs on our roads and paint playground markings on the basketball court, per description on bid. John second. Unanimous email approval.** Specific spots for slow signs were discussed and agreed to.
- ❖ Basketball Court Area: No final decision on fence construction. Board members will meet at BB Court 8:00 AM Saturday morning to finalize design. **Nancy Email Motion 4/15/2019: I move we accept the attached landscape plan for the basketball court area. The cost of the plants will be approx. \$400. Glenn second. Unanimous email approval. REJECTED by ACC. Motion failed.**
- ❖ Play Park Area: Nancy brought Rod Iron design ideas for fence. Board members discussed, but the added expense and higher maintenance costs are barrier. Board agrees staying with chain link idea best. Can’t finalize bid until BB Court design decided.
- ❖ Bark: **Nancy Motion: I move we accept Aardvark’s \$1,000 bid to blow bark on the common area planting areas. John second. Motion passed.**
- ❖ Monument Area: Rebecca brought in design ideas from another sign company. Ideas discussed. Board requested additional design ideas before plans get finalized.
- ❖ Yahoo Email Group: Getting Board members signed up so we have a record of Board email conversations.
- ❖ Update Reserve Plan: Nancy will reach out to John Eslinger for bid to update reserve plan. Board agreed that this should be done every 3 years.
- ❖ Newsletter: Glenn provided Spring 2019 Newsletter for review and comments. Will be mailed this time because we already have to mail GNP policy update. Future editions may be placed in new mailbox sign holders to save postage.
- ❖ Oscar Reyes: **Nancy Email Motion 4/5/2019: I move that we engage the services of Oscar Reyes at a cost of \$500 to plant trees and shrubs in the park according to the landscape plan. Glenn second. Unanimous email approval.** Work has been completed.
- ❖ BB Court Benches: **Glenn Email Motion 3/26/2019: I move we approve funds up to \$500 for 2 benches and 1 picnic table repairs. Nancy second. Unanimous email approval.** Benches have been completed. Table still needs refinishing work done.
- ❖ Meeting Adjourned at 8:43 PM

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 _____ day of _____, 20____.

Glenn Leach, 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 _____ day of _____, 20____.

John Johnson, President