

Morningview Ridge Homeowners Association

Board of Directors' Meeting Minutes

May 21, 2019

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

- ❖ Board Members in Attendance: John Johnson, Nancy Wolf, Andy McCormick, Glenn Leach.
Absent: Joyce Barton
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 6:32 PM
- ❖ Approval of Prior Meeting Minutes: **John motion to approve minutes. Nancy second. Motion passed.**

Agenda Items:

- ❖ Member Comments: Stumps in Play Park are unsightly and dangerous. Nancy to talk to Oscar Reyes to remedy.
- ❖ JCH Financial Reports:
 - Current budget and reserve reports presented.
 - Collections: A review of non-current HOA dues report. One resident getting close to \$1,000 threshold for lien. Board unanimous in go ahead once they reach the \$1,000.
 - CCR Violations: With new garbage pick up day, neighborhood inspection days will be revised accordingly.
- ❖ Treasury Report: Question “When was our last audit?” No one on Board knew, so it was determined that was too long in between audits. Andy to reach out to John Eslinger to ask about that.
- ❖ ACC: Nancy and Rebecca added an online Google ACC form to website. ACC discussed this and requested that it be taken down. ACC wants the form filled out and deposited into the Black HOA mailbox – this is the ONLY way to request ACC approvals.

Painting Policy: ACC would like homeowners to submit an ACC form even if they are painting the “same colors”, because after years have passed you can never get the “same color” again, AND Higgins needs to know that projects are approved during their

neighborhood inspections. Our Good Neighbor Policy states something different. No action was taken on the matter.

A Resident has added a large, elevated deck overlooking hillside. An ACC request was never made and approval never granted. Rebecca to send violation notice to homeowner.

- ❖ **Monument Sign: Motion Nancy 5/13: “I move that we engage the services of Valley Sign at \$995.00 plus tax, and Mickelsen Masonry at \$1,480.00 plus tax, to redesign, repair, and repaint the monument sign.”** John second. Motion passed.

Nancy’s email motion included a proposed design for the finished project. Colors will have refinished gold lettering, a new “M”, black background, and grey wall.

- ❖ **Hillside Clean-up:** Board discussed how to proceed with finishing the tree trimming, in light of the complaints from MVE residents. A letter will be sent by Higgins to the impacted MVE residents notifying them of our decision to finish the project and why we are doing it.
- ❖ **Sidewalk Repair:** Project to repair 10 sections of sidewalks to begin first week in June. Residents will be asked to keep area clear of vehicles so work crews can access. Andy volunteered to go door to door to discuss this with the impacted residents at each location.
- ❖ **Road “slow” sign painting:** This project was completed 5/22.
- ❖ **Basketball Court and Play Park Area: Motion Andy: “I motion we accept Goodrow’s Fencing’s bid for \$9,745 plus tax to BB Court and Play Park fencing.”** John second. Motion passed.
Play Park will have 4’ high fence. BB Court will have 10’ fence on pond side and front.
- ❖ **Bark: Motion Andy: “I move we get Aardvark started on bark blowing project on the common area planting areas – no more waiting for other things to get done first.”** John second. Motion passed.
- ❖ **July 4th: Motion Andy: “I motion we set budget for July 4th event at \$300.”** John second. Motion Passed.
- ❖ **Next Meeting set for Tuesday June 11th.**
- ❖ **Meeting Adjourned at 8:42 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