

# *Morningview Ridge Homeowners Association*

## **Board of Directors' Meeting Minutes**

**June 11, 2019**

**Location: Central Pierce Fire Station #69, 17210 110<sup>th</sup> Ave E, Puyallup, WA 98374**

- ❖ Board Members in Attendance: John Johnson, Nancy Wolf, Joyce Barton, Glenn Leach.  
Absent: Andy McCormick  
Also in Attendance: Rebecca Arroyo, HOA Manager – JC Higgins  
Non-Board Member Attendees: 4
- ❖ 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: Residents who built deck without authorization came to explain why it was okay for them to do that.
- ❖ JCH Financial Reports:
  - CCR Violations: Review of fines and repeat offenders. Discussion of what to do about it. JCH will continue putting red tags on doors – that seems to be helping. JCH letter will include explanation that if owner does not cure violation, we can increase frequency of fines AND send someone to cure the issue and bill the owner for it. Joyce shared how Sunrise enforces their fines with wage garnishments.
- ❖ Treasury Report: Andy not present – no report.
- ❖ ACC: Motion Glenn **“People painting their homes the same color still need to fill out ACC request form.”** Joyce 2<sup>nd</sup>. Motion Passed. GNP will be reworded to reflect this and mailed to residents.
- ❖ Monument Sign: Deposit has been made to Valley Sign so they can begin work.

- ❖ Hillside Clean-up: Email Motion 6/13 Glenn: **“I motion that we accept the Sadler Barnard bid and purchase the signs/posts below.”** So far no second. Sadler Barnard provided bid of \$1,920 to locate 9 property markers on hillside so we can continue the tree trimming project. Glenn proposed that we permanently mark these markers with stakes and signs.
- ❖ Sidewalk Repair: Final clean up of project will be 6/14.
- ❖ Basketball Court and Play Park Area: Work on fences to begin around July 1<sup>st</sup>. Painters came back and completed 3 point line on BB Court. Thorn Bushes are removed.
- ❖ Bark: Aardvark Bark will spread bark starting approx. July 9th
- ❖ July 4<sup>th</sup>: Suzanne Polites has agreed to coordinate July 4th. Announcement will be in the newsletter.
- ❖ Landscaper Bids: Some discussion started about hiring maintenance company for next year after Green Effects contract expires. Further discussion coming.
- ❖ Kid Alert Turtle Sign: Resident who put this out is no longer willing to do it. Idea floated was to attach this sign to either the new fence or a new speed limit post.
- ❖ Sidewalk Parking: Sidewalk repair is expensive and was a good reminder that sidewalks are not made to hold vehicles. Reminder to not park on sidewalks will be sent. Windshield cards will be investigated as a way to remind violators. Fines are an option to remind repeat offenders.
- ❖ Audit: Motion Joyce: **“Motion to request project contract from Michael Kanter to determine price of audit.”** John 2<sup>nd</sup>. Motion passed. Since assessments are over \$50,000 now, we are required to have a State approved audit done every year.
- ❖ Reserve Plan: Discussion of having reserve plan updated, and consensus was to revisit this next year after all of this years’ projects are completed.
- ❖ Yahoo Email Group: Will start utilizing this system more.
- ❖ Next Meeting set for Tuesday July 16<sup>th</sup>.
- ❖ Meeting Adjourned at 8:32 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