

Morningview Ridge Homeowners Association

Board of Directors' Meeting Minutes

July 16, 2019

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

Board Members in Attendance: John Johnson, Nancy Wolf, Joyce Barton, Andy McCormick, Glenn Leach.

Also in Attendance: Rebecca Arroyo, HOA Manager – JC Higgins

Non-Board Member Attendees: 1

- ❖ Quorum: Yes
- ❖ Call to Order: John Johnson called meeting to order at 6:31 PM
- ❖ Approval of Prior Meeting Minutes: **Joyce motion to approve minutes. John second. Motion passed.**

Agenda Items:

- ❖ Member Comments: Would like JC Higgins to be more consistent and give better explanations when issuing violation notices. Do we continue to have homeowners take care of expansion joint weeds or do we hire the landscapers to do this? The JC Higgins inspector's vehicle has no JCH markings on it and residents don't know who this suspicious character is. Rebecca's response was that this is the first year we've had a dedicated compliance inspector and there are growing pains we're working through. She will ask Green Effects how much adding expansion joint maintenance will cost. JCH has a magnetic sign for compliance inspector to use on vehicle. She will make sure it gets used.
- ❖ JCH Financial Reports:
 - CCR Violations: Discussion of how to get homeowners to comply after repeat violation notices. Nothing resolved.
- ❖ Treasury Report: Andy will look in to getting a second option for audit.
- ❖ ACC: Joyce stated that all ACC requests have been reviewed and decisioned. Recently approved requests given to Rebecca so she can send official approvals.

- ❖ Fencing project: Contractor got delayed. Hoping to start July 23rd.
- ❖ Hillside Clean-up: Revisited this Email Motion 6/13 Glenn: **“I motion that we accept the Sadler Barnard bid to locate the 9 property markers and purchase the signs/posts below.”**
No second was offered. Motion did not pass.
- ❖ Pond: The pond area looks terrible. We are having trouble getting contractors willing to bid the job. Joyce suggested goats. Rebecca will look in to hiring goats.
- ❖ Newsletters: Board would like 72 hours to review newsletters before they are mailed out.
- ❖ Begin 2020 Budget; Update reserve plan: **Andy Motion: “I move that we hire John Eslinger to update reserve plan for \$500.” Joyce second. Motion passed.**
- ❖ MPH painted on street: John would like to create a template and paint 20 MPH signs on street around neighborhood. Board has no objections to this. No motion needed.
- ❖ Next Meeting set for Tuesday August 20th.
- ❖ Meeting Adjourned at 8:00 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