

# *Morningview Ridge Homeowners Association*

## Board of Directors' Meeting Minutes

February 12, 2019

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

- ❖ In Attendance: Nancy Wolf, John Johnson, Glenn Leach, Andy McCormick  
Absent: Joyce Barton, Rebecca Arroyo  
Non-Board Member Attendees: 5
- ❖ Quorum: Yes
- ❖ Call to Order: John Johnson called meeting to order at 6:30 PM
- ❖ Approval of Prior Meeting Minutes: **Nancy Wolf moved to approve minutes. Glenn Leach 2<sup>nd</sup>. Motion passed.**

### Agenda Items:

- ❖ Election of Treasurer: Andy McCormick
- ❖ Officer Duties:
  - Proposal to clearly define each officer's duties and update them on the By-Laws.
  - An example of possible definitions was distributed and officers agreed to review so we can finalize by next meeting.
- ❖ Treasurer Reports:
  - Reports reviewed included:
    - 2019 Budget Summary
      - Beginning reserve balance was corrected from last meeting.
    - Balance Sheet
    - Current CD balances
- ❖ Steve Williamson – Edward D. Jones Investment
  - Steve offered a proposal to move our current CD's into Edward D. Jones' CD's. These offer FDIC Insurance protection and higher rates of return.
  - **Motion by Glenn Leach: Move all our current CD's over to Edward D. Jones products IF what Steve proposed was true. 2<sup>nd</sup> Nancy. Approved.**

- Unfortunately, what Steve said about the CD's was not 100% true. Motion is therefore not valid.
  
- ❖ Board member Reimbursement for expenses:
  - Common sense was agreed on with emphasis on communication. Buying normal needed supplies is expected but large expenditures or hiring outside consultants, etc. needs to be discussed at least via email to other board members.
  
- ❖ JCH reports:
  - Financials – not provided
  - Collections – not provided
  - CCR Violations – not provided
  - Payment Plan – not provided
  
- ❖ ACC
  - Emmett Brost and Michele Leach were present and the meeting and met separately to discuss plan to get started.
  - From previous meeting: Board tasked ACC to review, revamp, and streamline the system for submitting requests to the ACC so it is uniform and consistent and all homeowners know what is expected. JCH will assist by bringing in ideas from other HOA's.
  
- ❖ Old Business:
  - Several common area improvements have been proposed and bids are being requested.
    - Play Park:
      - Planting Beds need updating.
      - The “railroad ties” skirting around the play equipment will be replaced or remedied to provide a more beautiful appearance and provide a safer play environment for children.
    - Front Monument Area:
      - The Monument Sign is in need of repair and repainting.
      - The Planting Beds will be addressed at the same time as the Play Park so as to create a cohesive design.
    - Other Planting Beds throughout MVR:
      - New Bark will be ordered and spread.
      - Plants may be added/replaced as needed.
    - Sidewalk and Asphalt Repair:
      - Several areas throughout MVR need repair. JCH is currently gathering bids and will report at next meeting. One road

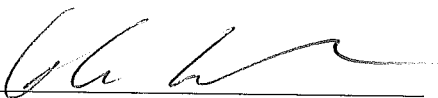
consultant visited last week and said our roads are in excellent condition and should last many more years as long as we continue to seal cracks, etc.

- Hillside:
  - Trees and Vegetation have been allowed to grow far beyond what the “Geotechnical Consultation Report” of June 28, 2008 recommends. Glenn is in favor of following Geotec recommendations and removing and trimming trees accordingly. Andy is in favor of doing nothing as removing/trimming trees could make hillside more unstable. More discussion is needed before a decision can be made.
  - It was agreed that the annual budget for hillside maintenance vs. the actual work performed on the task over the last two years did not match. Rebecca was going to find out from Green Effects what happened and why. We do not have this answer yet.
  - Rebecca was supposed to ask insurance agency about coverage in light of current state of hillside. No report yet.
- Landscaping/Maintenance Services:
  - JCH is currently soliciting bids from other companies before deciding how to proceed. No report yet.
- Mailboxes:
  - A volunteer cleaned the mailboxes. Board issues heartfelt thanks!
- ❖ Fences: Suggestion made to review fencing around basketball court to determine if additional fencing or upgrading is required to ensure safety of children. Additional suggestion made to consider fencing around front play area.
- ❖ Thorn Bushes by basketball court. Members expressed desire to have these removed or fenced off to protect children.
- ❖ Pond area phone number sign? Phone number on sign goes to dead phone number.
- ❖ Meeting Motion Form: Nancy offered example of a form board members can use to make motions. No motion was made to adopt this form. No action taken.
- ❖ Turtle Sign: HOA owns a slow-down sign that is used occasionally in front of play park. Board asked to review and clarify when it is used and who is responsible for it. In addition, is there a need for some additional signs to be used near, for example, the basketball court? With summer approaching, worth a review.

- ❖ Andy will design road surface warning signs and get bid from Stripe Right on cost. Purpose is to alert drivers to children playing and dangers of speeding.
- ❖ Speed limit: Board agrees to lower speed limit to 15 MPH and update speed limit signs.
- ❖ Snow Plowing / De-icing of roads: What will be HOA's position on snow plowing and de-icing during future snow events? No decision was made. Issue is being investigated with eye towards:
  - Are there companies available to do this service and how fast could they respond?
  - What is the cost involved?
  - Does this create a legal liability for the HOA?
- ❖ School bus getting stuck on hill: Totally unacceptable event. That hill should not be on a snow bus route. How to make sure it never happens again needs to be finalized before next school year.
- ❖ Commercial Vehicle Rule (CCR 14.4 & GNP Article II, Section 3a)
  - Board agrees the CCR and GNP language contradicts. CCR cannot be changed without 66% member vote. Glenn will provide proposed updated GNP language for final decision next meeting.
- ❖ Easter Egg Hunt? 4<sup>th</sup> of July Picnic? Members expressed appreciation of these events and wish them to continue. Volunteers will be needed to organize. Easter is fast approaching.
  
- ❖ Meeting Adjourned at 8:15 PM

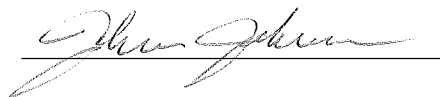
### Certification

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 21 day of March, 2019.



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 21 day of March, 2019.

A handwritten signature in cursive script, appearing to read "John Johnson", is written above a horizontal line.

John Johnson, President