

Morningview Ridge Homeowners Association

Board of Directors Meeting Minutes

February 2, 2016

Pursuant to Article V, Paragraph 5.2, of the Morningview Ridge Homeowners Association Covenants, Conditions and Restricts, a regular meeting of the board was held on February 2, 2016, at Central Pierce Fire Station #69 17210 110th Ave E, Puyallup, WA 98374

Call to Order

Vice President Mrs. Wolf opened the meeting at 6:33 pm.

Officers & Quorum

Mrs. Barton, Mr. Eslinger, Mrs. Roberts, Mrs. Willis, and Mrs. Wolf, were present comprising a quorum.

Also present: Don Campbell, Association Manager - JC Higgins & Associations

Meeting Minutes

October 2015 were approved by Mr. Eslinger. Seconded by Mrs. Wolf. Motion carried
No meetings were conducted for November 2015, December 2015, and January 2016; therefore, they are no minutes for record.

HOA Board Elections Results for 2016-2017

President	Nancy Wolf	Unanimous
Vice President	Gayle Roberts	Unanimous
Secretary	C. Lynn Willis	Unanimous
Treasurer	John Eslinger	Unanimous

Treasury Report

November, December, and January financials were distributed by Mr. Campbell.
Mr. Eslinger will produce a yearend report of operating expense for the March 2016 meeting.

Old Business

HOA Board Meetings have been moved to Tuesdays at the Fire Station

New Business

- Mr. Eslinger made a motion to hire Green Effects for HOA hillside maintenance and Ms. Barton seconded. Motion carried.
- Action plan for hillside maintenance: annual clean up late summer or early fall. An immediate cleanup will take place in accordance to Geo Tech report. Landscaper will follow fence line and a letter will be sent out notifying hillside neighbors.
- Mrs. Willis will make signs for HOA trash receptacle infractions. Mrs. Barton will put them on receptacles when trash bins are still visible after Friday afternoon.
- Back flow testing is conducted yearly- contact neighbors for discounted services
- Easter Egg hunt will take place on Saturday, March 27, 2016.

- Point of Contact for JC Higgins & Associates and vendors: Mrs. Wolf and Mrs. Roberts
- Upload links to great Puyallup schools and new pictures on HOA website

*Executive Session opened at 7:54 p.m. after dismissing general HOA membership. Board addressed payment plan for a homeowner. Session closed at 8:05 p.m.

Meeting Adjourned at 8:10 pm.

Next meeting scheduled Tuesday, March 15, 2016 at 6:30 p.m.

Certification

Morningview Ridge I, the undersigned, do hereby certify that I am duly elected and acting Vice 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 2nd day of February, 2016.

C. Lynn Willis, 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 2nd day of February, 2016.

Nancy E Wolf, President