

Morningview Ridge Homeowners Association
Board of Directors Meeting Minutes
January 17, 2017

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 January 17, 2017, at Central Pierce Fire Station #69 17210 110th Ave E, Puyallup, WA 98374

Call to Order

President Mrs. Wolf opened the meeting at 6:38 pm.

Officers & Quorum

Mrs. Roberts, Mrs. Willis, and Mrs. Wolf, were present comprising a quorum.
Also present: Don Campbell, Association Manager - JC Higgins & Associations

Absent: Mrs. Barton

Meeting Minutes

September minutes were not available from last meeting

HOA Board Elections Results for 2017-2018

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

Treasury Report

December financials were distributed by Mr. Campbell. Mrs. Roberts made a motion to remove former Morningview Ridge HOA members from all bank accounts at Harborstone Bank and replace with names on the account with current president and treasurer. The motion was seconded by Mrs. Wolf. Motion carried

Collection lawsuit filed for Morningview Ridge HOA delinquent accounts. Payment arrangements offered.

Reserve Fund update: Presently there is \$19,000 in the operating savings account at Homestreet Bank. Mrs. Wolf made a motion to transfer \$10,000 from the operating savings account at Homestreet Bank to the Harborstone Credit Union savings account. The motion was seconded by Mrs. Roberts. Motion carried.

Unfinished Business

Gazebo project in the playground exceeded anticipated \$4,000 budget cost. Mrs. Willis will check with local neighbors (contractors) to determine if costs can be deferred with their assistance.

Christmas light contest- all prizes were distributed except for the 1st place winner.

New Business

An encroachment letter: One of Morningview Ridge’s elderly homeowner passed away in January. Mr. Campbell will ask the attorney to record the two notices of encroachment sent to homeowner on said property division#1, lot 33.

Asphalt repair: Mrs. Wolf made a motion to authorize asphalt repair in Morningview Ridge HOA with Blacktop Solutions and Mrs. Roberts seconded the motion. Motion carried.

Storm Water Maintenance Unit (SWMS)- Pierce county said the pond met county requirements; however the storm filters must be replaced. Mrs. Wolf made a motion to hire ProVac to clean and replace filters and Mrs. Roberts seconded the motion. Motion carried.

Email communication: please respond to Yahoo polls when votes are needed on Morningview Ridge business. Mrs. Willis will teach Mrs. Wolf how to use the option.

Easter Egg hunt will take place Saturday, April 8th in the playground. Advertisement will go out to the community.

ACC updates: Mrs. Wolf has agreed to join the ACC committee. The process should be streamlined and provide homeowners with a quicker response.

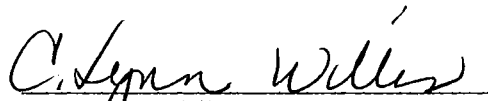
New Morningview Ridge HOA meeting dates are listed below
April 18, 2017
August 15, 2017
September 19, 2017
November 21, 2017 Annual Members’ Meeting

Meeting Adjourned at 7:51 pm.

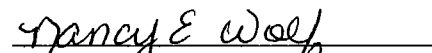
Next meeting scheduled Tuesday, April 18th at 6:30 p.m.

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 17th day of January, 2017.


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 17th day of January, 2017.


Nancy E Wolf, President