

Morningview Ridge Homeowners Association
Board of Directors Meeting Minutes
July 17, 2013

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 July 17, 2013, at Central Pierce Fire Station #69, 17210 110th Ave E, Puyallup, WA 98374.

Officers & Quorum

President Nancy Wolf opened the meeting at 6:44 p.m. Board Members Mary Davis, C. Lynn Willis, and Joyce Barton were also present comprising a quorum.

Officer Election

Meeting Minutes

June meeting was cancelled due to lack of a quorum. May 15, 2013, meeting minutes were distributed and approved upon 2 corrections.

Treasury Review & Business

Bills from the block party were submitted as reimbursable expenses. Aging summary, cash and reserves, and accounts receivables were presented to the board. A line item on cash and reserves was incorrect so the report was incomplete.

A past homeowner asked to forgo the remaining balance of his dues. The request was denied because all present and past homeowners are required to pay dues.

Investment segment- According to an investment broker, the market is not a good time to invest HOA monies right now.

Old Business

Reserve Study: Mrs. Barton made the motion to use the Association Reserve Company for the 1 full year contract. Establish a timeline for the reserve study to be conducted and the cost is \$1,660.00 and the price will be negotiated. Establish a date to determine if sealcoating is warranted or needed for this year. Mrs. Willis seconded.

The 4th of July Block Party was successful and approximately 100 people attended the event. Mrs. Willis requested a budget for future community events and she will present the budget for 2014.

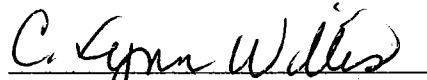
Sprinkler training was conducted by John. Mike ordered and received parts. There needs to be an effective process to order parts.

Successful spring cleanup project. Flowers planted and kudos to neighbors.

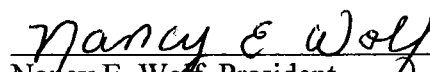
Landscaper report: Jessica will meet with Nancy to provide a professional landscape layout for the front entrance, playground, and basketball court.

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 17th day of July, 2013.


C. Lynn Willis, Secretary

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 17th day of July, 2013.


Nancy E. Wolf, President

Complaint: There are weeds and horsetails behind the front entrance sign. What would be a good ground covering for that area?

Are we going to revisit the concept of percentage of rentals- No!

ACC database will be created by Mrs. Willis

Property Management Company: JCHiggins & Associates has come highly recommended by other HOAs and past customers. Board members will meet with the management company on August 5th or 6th to talk about the contract. In the meantime, Mrs. Wolf will find out if JCHiggins is willing to meet requests listed below. The HOA would like to modified Exhibit B of their contract to retrofit the contract for Morningview Ridge's current needs

- Right to terminate services without a charge
- Communication emails
- Files updated electronically
- Ask for master copy of paid statements for the board

New Business

Fall/Winter Newsletter Ideas

- Reserve study
- Improvements in landscaping
- Kudos for the 4th of July and Easter events
- Management company
- Volunteers are needed
- Like us on Facebook
- Welcome Suggestions
- New yield sign will move to 139th street and the stop sign will be moved back
- Year in review
- Looking forward to the future
- Picnic table and benches were stained by the basketball court
- New bark spread

Foreclosed properties will be cleaned and maintained by a local youth who has put the bark and completed other Morningview Ridge projects.

Complaint received about ACC violation letter. Mrs. Barton will write the Homeowner back to explain that letters are generated without prejudice to all neighbors who fail to meet ACC standards. The goal is to improve property value amongst all homeowners.

Barking dog complaint: currently there is a barking dog complaint against one neighbor. The board plans to adopt Pierce County's rule for noise ordinances. Pierce County requires 3 separate complaints be filed to the police department. Further research will be done on this. The CCR also addresses the 3 pet limit and the homeowners may also be in violation of the current CCR.

Meeting Adjourned at 8:35 p.m.