

Morningview Ridge Homeowners Association
Board of Directors Meeting Minutes
September 17, 2014

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 September 17, 2014, at Central Pierce Fire Station #69
17210 110th Ave E, Puyallup, WA 98374

Meeting Called to Order: 6:35 pm

A. Attendance:

- a. John Eslinger (President)
- b. Nancy Wolf (Treasurer)
- c. Lynn Willis (Secretary)
- d. Don Campbell (Property Manager from JC Higgins & Associates)

Absent:

- e. Joyce Barton

B. Meeting Minutes

- a. June meeting minutes were read and approved without corrections. No quorum for July and August and there are no minutes recorded.

C. New Business

- a. Liens: Morningview Ridge HOA members received violation letters.
- b. Don Campbell, JC Higgins & Associates representative provided an outline for collections
- c. Vandals have been breaking into cars
- d. Most Good Neighbor Policies were personally delivered by Joyce Barton. Some policies were mailed
- e. Nancy Wolf will order doggie bags
- f. Sealcoating has proven to be counterproductive in reference to Return on Investment. The board will revisit during the October 2014 budget review.
- g. Black Top Solutions will look at two areas damaged during the 4th of July. Asphalt cost is based on current oil prices. Reserve expenditures are set aside for road repairs.

D. Treasurer's Report

- a. Budget needs to be approved during the October meeting
- b. Collections: Morningview HOA accounts exceeding \$5,000.00 will be escalated to personal judgments.
- c. Reminder letters from an attorney will be generated.
- d. Pond: To meet Pierce County pond maintenance requirements, Morningview Ridge HOA will pay A+ Lawn and Landscaping, INC ~~\$250~~³⁵⁰.00 per cleaning project. The cleaning will be accomplished twice a year
- e. Send all reimbursements to Nancy Wolf first and she will forward them to JC Higgins & Associates for payment.
- f. Community Projects Budget: There is \$206.95 left for the remaining year's events
- g. Contemplating raising dues to 5% each year to meet long term goals.

E. Community Projects:

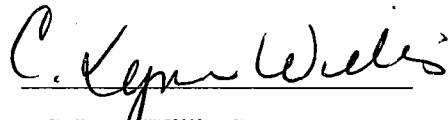
- a. Play Chip Purchase: Lynn Willis made a motion to purchase play chips from G&L Bark supply and use 8 inches (21 cubic yards) opposed to 12 inches (31 cubic yards). John Eslinger seconded motions. Motion passed unanimously. Play chips will be delivered Saturday, September 27 and flyers will be posted to the mailbox for community assistance.
- b. October: Halloween activities will be run by Jacquelyn Wright. She estimated the cost to approximately \$60.00-start time is 6:00p.m
 - i. Photo booth
 - ii. Snacks for trick-a-treaters
 - iii. HOA sign will be posted
- c. Christmas House Decorations/Snacks:
 - i. Best decorated house- contest runs from 5-19 Dec 14
 - ii. Prizes will be purchased from local businesses that support the 4th of July
 - iii. Hot chocolate and cookies

F. Next meeting: October 15th @ 6:30 p.m.

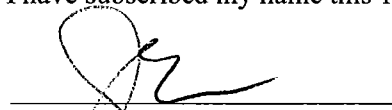
G. Adjourn: 8:00 p.m.

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 September, 2014.


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 September, 2014.


John Eslinger, President