

Morningview Ridge Homeowners Association
Board of Directors Meeting Minutes
September 18, 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 September 18, 2013, at Central Pierce Fire Station #69, 17210 110th Ave E, Puyallup, WA 98374.

A. Officers & Quorum

1. President Nancy Wolf opened the meeting at 6:30 p.m. Board Members Mary Davis, C. Lynn Willis, and Joyce Barton were also present comprising a quorum.

B. Meeting Minutes

1. August meeting was cancelled due to lack of a quorum. July 17, 2013 meeting minutes were distributed and approved upon one correction.

C. Treasury Review & Business

1. Bank balance report given. Our funds as of August 30, 2013, total include:

Savings \$10, 579.96
Checking: \$30,493.20
Harborstone CDs:
 \$10,657.17
 \$10,657.17
 \$ 9, 135.95
 \$20,132.65
Total: \$50,582.94

D. Old Business

1. Don Campbell, JCHiggins & Associates, project manager, entertained questions from homeowners and board members regarding their management practices.
Floor discussion
 - i. Company has a flat rate fee and the price was negotiated \$799.00 per month (\$9,588.00 per year)
 - ii. Monthly mailings are estimated to run \$75.00
 - iii. Monthly financial reports generated
 - iv. Violation generated and sent to homeowners regarding lawn care, grills on the front porch, and garbage bins out, etc
 - v. Board members should review monthly reports
 - vi. The management company is willing to adjust ACC walkthroughs based on the need of the HOA. There are 12 walkthroughs in the contract and the HOA mentioned that they would like those walkthroughs used during high peaks of lawn care
 - vii. Mrs. Barton volunteered to take liens to the court house so the HOA doesn't incur costs

- viii. According to JCHiggins contract, fees collected will be kept and interest will be paid to the HOA- Mrs. Barton and Mrs. Wolf plan to renegotiate this item
- ix. Homeowners may pay by check, money order, debit/credit cards establish monthly payments, or pay online through their website.
- x. Mr. Eslinger will review the contract to make sure that Morningview Ridge gets a fair deal
- xi. Motion made by Mrs. Barton to use JCHiggins as Morningview Ridge's management company immediately. Mrs. Wolf seconded the motion.

E. Road maintenance: Mr. Eslinger has looked at the project before and provided insight. The project will be completed next year.

- i. According to the manufacturer, A100 should not be applied in temperatures under 65 degrees (see the "Cautions" statement on the attached - and note that this has been changed to 65 from the 60 on the version provided by Scot's). This suggests that temperature is critical enough that the manufacturer felt a need to bump up the lower limit. This temperature requirement may already be a significant challenge to doing the roads this year. Plus, generally cooler temperatures will impact how quickly the coats will dry and be ready for traffic (see item 3 below).
- ii. According to the manufacturer, A100 should not be applied if rain is expected within 24 hours of application (see the "Cautions" statement on the attached). That could be a significant issue for getting the roads done this year.
- iii. According to the manufacturer, 12 hours should be allowed between coats, and traffic should not be allowed for 24 hours after application (see "Application" section on attached). This is a bit at odds with Scot's proposal to close sections to traffic from 8 a.m. to 6 p.m. There is probably some flexibility with these recommendations, but the closer we can get to them, the better. I'd be suspicious of an application of two coats of this product that was ready to drive on within hours. This stuff is supposed to be applied at the rate of 70-80 square feet per gallon for each coat, and one way to cut down on the drying time is to cut the application rates way down. Thin coats dry faster, but thick coats are what we desire to protect the roads.
- iv. Scot's should be asked to clarify some items on their bid. Recommend that the bid should be modified to specify the following:
 - v. A100 is the product that will be used. Scot's implies this by giving us an A100 spec sheet, but does not name the product in the bid.
 - vi. The bid should specify that the A100 will be applied at the "Moderate Traffic" rate, and should specify that this rate is 70-80 square feet per

gallon for each coat, with sand added to the first coat (the sand part is in the original bid).

- vii. Our roadways are fairly oxidized, for the most part, so it might be a good idea to specify in the bid that a priming coat will be done (CSS 1h, or A100 diluted 100%), unless Scot's can convince us that our roads are not in need of priming.
- viii. Scot's may want to revise their bid price if we request these changes. But that is OK. We want to pay for what we want, not pay less for less than what we want.

(Optional) Scot's bid estimates roadway square footage at 136,218. I measured the roadways with very high precision in the reserve plan, however, and came up with a number much closer to 125,000 square feet. I don't think I'd necessarily quibble with Scot's over this measurement, as they typically do a much rougher estimate. So long as bid price is in line, then an 8 or 9 percent fluff in the square footage is no big deal. But, it could be a good bargaining point on price negotiations to just mention that we are fairly confident that our roadways total 125,000 square feet. Plus, it may flush out some problems.

- xi. Barking animal complaint: currently there is a barking dog complaint. The board plans to adopt Pierce County's rule for noise ordinances. Pierce County requires 3 separate complaints be filed to the Animal Control.

Yield sign and stopped signs have been placed.

One landscape design bid presented and Mrs. Wolf will source others

F. New Business

G. Community Outreach Budget for 2014

- i. Halloween celebration budget is \$40.00
- ii. Christmas light contest is \$150.00 (gift cards)
- iii. Easter egg hunt (\$150.00)
- iv. 4th of July (\$600.00)

H. The HOA is dissatisfied with the current landscaper's work and Mrs. Wolf has one bid and will source other viable landscapers through JC Higgins & Associates.

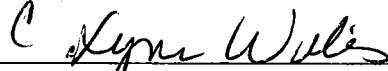
I. Motion made by Mrs. Barton to purchase Laurel hedges for the playground. Money from last year (\$2,500.00) has been earmarked to install hedges. Mrs. Willis seconded the motion and approved

J. Motion made by Mrs. Barton to purchase and have park benches installed immediately. Ms. Davis seconded the motion and approve. Mrs. Willis will find out how soon the company can install the benches and report back to the board.

Meeting Adjourned at 8:33 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 18th day of September, 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 18th day of September, 2013.


Nancy E. Wolf, President