

Morningview Ridge Homeowners Association

Board of Directors Meeting Minutes

September 19, 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 September 19, 2017, at Central Pierce Fire Station #69 17210 110th Ave E, Puyallup, WA 98374

Call to Order

President Mrs. Wolf opened the meeting at 6:40 pm.

Officers & Quorum

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

Neighbor: Mr. Barton

Meeting Minutes

August minutes were approved.

JC Higgins & Associate Reports

Mr. Campbell presented the financial, collection, and CCR violation reports. One delinquent account was settled. Eighteen violations identified.

Treasury Report

- Delinquency report presented to board members
- Budget 2018 reviewed by board

ACC Report

- Two paint requests were approved August 2017
- Landscape request for 11 trees were approved August 2017

Old Business

- Basketball net purchased and will be installed by Mr. Willis

New Business

- Cracks should be filled annually
- Measure playground chips biannually (Easter and right after school begins in the fall) based on Pierce County recommendations for play grounds
- Mrs. Roberts and Mrs. Barton (permitting schedule) volunteered to staff the annual Halloween table with snacks and hot beverages
- HOA new neighbors will receive some welcome packets that will consist of baked goods and welcome cards. Deborah will email board when new homeowners are identified
- Mention new dues rate and deadline in the HOA fall newsletter
- Neighborhood nuisances will be discussed in the fall newsletter and posted to HOA social media

Motions

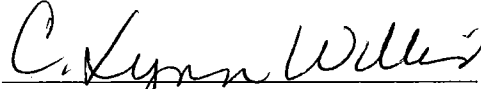
- Landscaping in the Park: Mrs. Wolf made a motion to negotiate to complete park & entrance landscape not to exceed \$1,500.00 with Oscar Reyes Landscaping. Mrs. Barton seconded it. Motion carried.
- Crack Repair: Mrs. Wolf made a motion to engage the services of Black Top solutions to fill cracks in the asphalt. Mrs. Roberts seconded it. Motion carried
- Good Neighbor Policy: Mrs. Wolf made a motion to adopt all new language in the Good Neighbor Policy. Mrs. Roberts seconded it. Motion carried.

Meeting Adjourned at 8:45 pm.

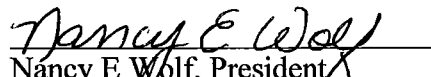
Next meeting: annual member meeting scheduled Tuesday, November 21, 2017, at 6:30p.m.

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 19th day of September, 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 19th day of September, 2017.


Nancy E Wolf, President