

Morningview Ridge Homeowners Association

Board of Directors' Meeting Minutes

January 24, 2019

Location: Central Pierce Fire Station #69, 17210 110th Ave E, Puyallup, WA 98374

- ❖ In Attendance: Nancy Wolf, John Johnson, Glenn Leach, Rebecca Arroyo
Absent: Joyce Barton, Andy McCormick
Non-Board Member Attendees: 1

- ❖ Quorum: Yes

- ❖ Call to Order: Nancy Wolf called meeting to order at 6:41 PM

- ❖ Approval of Prior Meeting Minutes: **Nancy Wolf moved to approve minutes. John Johnson 2nd. Motion passed.**

Agenda Items:

- ❖ Election of Officers: John Johnson = President
Nancy Wolf = Vice President
Glenn Leach = Secretary
Open = Treasurer

- ❖ JCH & Assoc Reports:
 - Financials – were reviewed
 - Collections / Liens – A list of Delinquent HOA Dues and all enforcement actions being taken were reviewed. Rebecca reported that MVR's delinquent situation showed marked improvement in 2018.
 - CCR Violations – JCH takes direction from the Board as to what constitutes an enforceable CCR Violation and then acts accordingly. The Board emphasized that enforcement actions be: Consistent, Reasonable, and In-Line with CCR guidelines. Enforcement actions are to encourage compliance and not designed to unduly punish.
 - A list of recent enforcement actions was presented.
 - JCH keeps a photo of each violation on record. This is available to the homeowner on request.

- Homeowners can report violations to JCH. Reports can be submitted anonymously. ALL reports MUST be accompanied by a photo for consideration.
- JCH is exploring implementing a “Traffic Report” system (which has nothing to do with vehicle traffic). This report, if implemented, will show the total number of each kind of violation so members can see what is being enforced throughout the neighborhood.
- CCR items specifically discussed as concerns:
 - Overhanging Trees
 - Out-of-sight Garbage Cans and Play Toys
 - Yard and Flowerbed maintenance
 - Fading/Failing Exterior Paint
- Rebecca noticed a missing street sign and will address this.

❖ Treasurer Reports:

- Reports reviewed included:
 - Reserve Summary 40 Year Forecast
 - Balance Sheet
 - Cash Flow
 - Dues Roll
 - Association Statement
 - General Ledger
 - Trial Balance
 - Budget Comparison Cash Flow
 - Collections / Delinquent Dues Report
- Board agreed to explore options for implementing possible HOA payment plan. JCH will let us know how costly it would be to implement and prepare a pro / con report for next meeting. No action at this time is being taken.

❖ Appointment of Architectural Control Committee (ACC) Members:

- **Emmett Brost, Joyce Barton, & Michele Leach are appointed to ACC.**
- Board will task ACC to review, revamp, and streamline the system for submitting requests to the ACC so it is uniform and consistent and all homeowners know what is expected. JCH will assist by bringing in ideas from other HOA’s.

❖ Nominating Committee:

- A discussion of the purpose and need for a Nominating Committee, which is currently required in MVR’s By-Laws (Article VI, Section 1).
 - MVR has not had a Nominating Committee for many years. Volunteers have been sought with no interest from any members.

- The Board discussed the purpose and function of a Nominating Committee.
- **Nancy Wolf proposed eliminating the Nominating Committee entirely and rewriting the By-Laws accordingly. John Johnson 2nd. Motion passed.**

❖ Common Areas:

- Board members all agree that many of the Common Areas are currently unsightly and require some attention. Specific areas to be addressed:
 - Play Park:
 - Planting Beds need updating. With assist from a landscape architect, a plan for new plants is being put in place.
 - The “railroad ties” skirting around the play equipment will be replaced or remedied to provide a more beautiful appearance and provide a safer play environment for children.
 - Front Monument Area:
 - The Monument Sign is in need of repair and repainting.
 - The Planting Beds will be addressed at the same time as the Play Park so as to create a cohesive design.
 - Other Planting Beds throughout MVR:
 - New Bark will be ordered and spread.
 - Plants may be added/replaced as needed.
 - Sidewalk and Asphalt Repair:
 - Several areas throughout MVR need repair. JCH is currently gathering bids and will report at next meeting.
 - Hillside:
 - Trees and Vegetation have been allowed to grow far beyond what the “Geotechnical Consultation Report” of June 28, 2008 recommends. A recent slide in Morning View Estates highlights the dangers of not managing the slope properly.
 - The annual budget has been paying for hillside maintenance, but the maintenance being done is not meeting the recommendations of the report.
 - Insurance coverage can be jeopardized if we aren’t following due diligence.
 - JCH will investigate the issue with the Hillside maintenance company to see what, if anything, they can do to help remedy.
 - JCH will contact insurance agency to get feedback on how they view the current situation.
 - Landscaping/Maintenance Services:

- Current Landscaping Co. has notified MVR of a rate increase.
 - JCH is currently soliciting bids from other companies before deciding how to proceed. Board will revisit at next meeting.
 - Mailboxes:
 - Currently the mailboxes are unsightly due to signage that has been taped/attached and not removed properly. JCH looking to hire someone to clean and restore.
 - Once cleaned, permanent sign boxes will be installed, to be used to post special announcements in an effort to increase the Board's communication efforts towards members.
 - Rodent Problem:
 - Two exterminator companies have been consulted to investigate rodent problem near drainage pond. Both have concluded that it doesn't appear that the pond is causing any unusual problems and any remedy put in place would cause little, if any, improvement.
- ❖ Commercial Vehicle Rule (CCR 14.4 & GNP Article II, Section 3a)
- Board is concerned that the language in CCR vs. GNP is conflicting and unclear, leaving members confused about what is acceptable and not acceptable. Board will work to clarify this policy and update GNP as needed.
 - Commercial Vehicles are restricted by CCR's and GNP. CCR 14.4 states that "Typical pickup trucks shall be exempt from this restriction". The GNP was written to clarify what constitutes a "typical pickup truck" and the board agrees that the GNP language needs a rework. This topic will be further discussed at future meetings.
- ❖ HOA Management Bids:
- Andy McCormick has proposed changing HOA Management companies and provided two bids to compare to our current contract with JCH.
 - The current contract with JCH runs through Sept 2019. Board members present at meeting agreed it would be too expensive to break this contract early. Board will have time to discuss this idea at future meetings.
- ❖ Meeting Adjourned at 8:56 PM

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