

Mountain View Park Community Club
Annual Meeting Minutes-- APPROVED
Saturday, June 13, 2015 2 pm
MVPCC Park

Members Present:

Gary Bugai, Steve Brannan, George Edwards, Carol Ekbom, Molly Graham, Cathy Jones, Peter Jones, Lisa Mallant, Kim Mallery, Dawn and Geoff McCarthy, Brady Allard and Shellie Monson, Tom and Mary Morgan, Mike and Sue Pearson, Dave & Sheila Waddle, Rochelle Leger and Mike Wahler, Sam and Marissa Wright
By Proxy: Jeff and Diane Nowak, Amy and Toby Sundin

Members signed in and/or may have mailed in or turned in ballots (26 lots represented).

Welcome and Call to Order: President Shellie M. called the meeting to order at 2:08 p.m. at the picnic shelter in the Park.

Establish Quorum: A simple majority represents a quorum. A quorum was present.

Approval of Agenda: Agenda approved as distributed.

Approval of Minutes of June 14, 2014 annual meeting:

Molly G. moved to approve the 6/14/14 minutes. Cathy J. seconded. Motion carried unanimous.

Reports: (numbers correspond to agenda items)

6A. Lake Water Quality: Lisa M. explained the role of water monitor, which she has been doing for the past 11 years, and Marissa W. helped her with this past year. Lisa also discussed our lake quality, which is impaired due to our high phosphates. We need to watch for blue-green globs of algae, which may be toxic. Things that cause high phosphates include: animal waste, fertilizer, and pesticides. Planting native plants around the lake edge can act as a filter for the lake. Lisa also informed us the county is no longer paying to test our lake water quality.

6B. Park updates: Geoff M. reported that the board hired an outside landscaper to maintain the park. Discussed why using member's personal equipment and/or renting equipment is not practical. We also discussed the parking signs and BBQ that have been installed at the park.

6C. Treasurer's Report: Cathy J. discussed the Treasurer's report. We are \$3,825.00 over budget for the 2014/2015 fiscal year. The annual budget has been higher than the income level for a few years, and compounded by the historic cap on assessments and unpaid assessments, we have been depleting our savings to cover the difference.

7. **Old Business:** There was no old business.

8. **New Business:**

- a. **Ratification of 2015/2016 Budget:** Shellie discussed the history of the multi-year project to update the community bylaws since ours were outdated and originated in the 1960's. The new version of the bylaws became effective 1/1/2015. Some of the key issues with our old version had been with the 'cap' on the annual assessments, which is not typical for HOA bylaw documents. The historic level for the assessments has not been sufficient in recent years to generate income to cover community needs as reflected in the annual budgets. The new bylaws still include some restrictions and only allow for a maximum increase in assessments of 20% of the budget per year. We also discussed the recent change to align the timing of the assessments with the fiscal year (July 1- June 30), which is effective for 2015/2016 beginning July 1, 2015.

The budget was presented and the members were asked to ratify the budget as approved by the Board. The budget was ratified.

9. **Members Comments:** Comments were made supporting the increased amounts of the assessments to support community needs, and general support for the importance of collecting on non-payment of dues, and supported the concept of filing liens on properties with unpaid assessments. Discussion held on the possibility of dues changing yearly, and also what the savings account balance could pay for, and what expenses we might incur if there were a problem with the dam, or community property. Additional discussion on what/if any special assessments might be needed in the future if the State of WA required items for the dam that are outside the level of the annual budget or current savings.

10. **Adjournment:** *Mike P. moved and Molly G. seconded to 'adjourn the meeting' at 3:00 p.m. Motion carried unanimously.*

Approved on 06/11/2016 As presented X As Amended _____

Prepared by: Samuel Wright, MVPCC Secretary

Following the meeting, Members enjoyed a pot-luck barbeque with socializing among those present.