

# Mountain View Park Community Club Annual Meeting Minutes

Saturday, June 8, 2013 **Approved**  
MVPCC Park

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**Members Present:** John Evans, Gary Bugai, Dean Justus, Molly Graham, Cathy Jones, Steve Brannan, Rochelle Ramey, Dawn McCarthy, George Edwards, Shellie Monson, Beverly Jacobson, Carol Ekbohm (Please note that some members were present but did not sign the official sign-in roster).

**Welcome and Call to Order:** President Shellie called the meeting to order at 2:14 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 9, 2012 annual meeting:**

*Molly moved to approve the 6/9/12 minutes. Cathy seconded. Motion carried unanimous.*

**Reports:** (numbers correspond to agenda items)

- 6. Treasurer's Report:** A written report was presented (attached). Total assets of \$23,121.97 with \$5,019.52 the amount in checking.

**7 A. Governing documents project:** The pros and cons of strategies to get members to pay the MVPCC dues was discussed including the value of membership. The Board has been working to update the governing documents for 2 years. The new proposal mailed to all members provides the Club with flexibility to do what is needed to maintain the property and obligations related to MVPCC. The major issue was to change the 'cap at \$100' which would be limiting if a major incident occurred with the dam or other property. Members voiced concern without a 'check and balance', open ended budget, or clarity regarding the mandated state requirements necessitating expenses.

The next step in the project is to request legal advice; then the board's proposal and ultimately to the members for final approval of the changes. President Shellie will continue to lead the activity toward what is 'right and appropriate for the community'.

**7 B. Lake Kayak Dam Requirements:** The state (DOE and DOS) will be testing the dam for stability. Based on their Report after inspection, MVPCC will ask for bids to meet the requirements outlined in the Report. Ms. Ramey suggested it would be wise to consider applying for a grant to cover the cost; e.g. UW Seismic services.

**7 C. Water Quality:** The Snohomish County report shows lots of algae – especially blue and green is present. The lower level of phosphorus is the bigger problem. Invasive plants have threatened the clarity of the lake and the enjoyment of activities on the water.

**7 D. Dues Policy Reminder:** MVPCC policy re: lien clarification, legal clarification and the authority to collect was presented. Members wanted an incentive TO PAY vs. a penalty not to pay. The Board will continue to work on firm and clear language for the notices and to include in the by-laws revision if determined to be legally binding.

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

9. **New Business:** The budget was presented and the members were asked to ratify the budget as approved by the Board. The budget was ratified.

10. **Members Comments:** A member requested that the Board be 'prudent' in the expenditures and requests regarding Club funds. Another member wanted clarification on members voting on the budget vs. ratification of the Board approved budget. President Shellie cited Washington regulations vs. non-profit home associations.

11. **Adjournment:** B. Jacobson moved and C. Jones seconded to 'adjourn the meeting'. Motion carried unanimously.

Approved on June 14, 2014 As presented X As Amended \_\_\_\_\_

*Beverly Jacobson, Secretary*

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Beverly Jacobson, MVPCC Secretary

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