

Mountain View Park Community Club --- Board Meeting Minutes July 20th, 2025

Board Members Present: Andy Quast – President, Molly Graham – Treasurer, Kacie Ciske – Vice President, Audrey Spence – Secretary, Emilie Woodbridge

Welcome and Call to Order: Established a quorum and Andy called the meeting to order at 10:00 AM.

1. **Approval of Agenda:** Agenda was approved as distributed.
2. **Approval of Minutes:** Minutes from 5.18.2025 Motion by Molly, seconded by Andy. Approved.
3. **Treasurer's Report:** Year end Treasurer's Report was distributed for 24/25 Year End.

EMAIL VOTES (Prior to Meeting)

- a. Email Vote held 6/3/25: Motion by Molly, Andy Seconded: Propose that for up to 2 months, the board approves going below the Bank of America checking account minimum 5K balance and if needed, incurring the monthly fee (16\$/month) for any below minimum balance. Secondly, agree that we will not transfer the \$2600 funds into the WaFed savings account for the 2024/2025 fiscal year. // Votes Yes: Molly, Andy, Tom, Emilie, Audrey, Kacie
- b. Email Vote held 7/7/2025: Motion by Molly, Andy Seconded: Propose to move forward with the draft collection policy for \$1500 with legal team. // Votes yes: Molly, Andy, Pat, Emilie
- c. Email Vote held 6/30/2025: Motion by Molly, Andy Seconded: to approve \$1514 for cleaning up storm damaged trees at the park. // Votes Yes: Molly, Tom, Pat, Andy, Emilie, Audrey.

NEW BUSINESS:

- a. BIDS FOR NEW WORK:
 - i. Weir Clearing (Tom) – \$1500 Andy Moves to approve, Audrey Seconds, Kacie, Pat, Molly, Emilie
 - ii. Beaver Notching (Tom) - \$150 per (as required- approx. 3 per season) Andy Moves to approve, Audrey Seconds, Kacie, Pat, Molly, Emilie
 - iii. Shelter Repair – 3 quotes were gathered Molly moves to approve quote from Guns & Hoses for roof repair – Emilie will reach out to inquire about their business credentials and we can vote to approve via email.
 - iv. Picnic Table Replacement – table was crushed in windstorm. Emilie will research this purchase. Audrey Moves to approve spending up to \$300 plus tax and delivery on a replacement, Andy Seconds, Molly and Kacie Votes Yes. Receipt of delivery TBD
 - v. New Sand at the beach & Gravel on Park Road (Tom) – 4 tons of sand (in past we have done 10 tons) and Gravel \$1750 – we are going to pursue drawings of the proposed areas, separate quotes. Once these areas are established, the potholes should be marked with spray paint to ensure we are all on the same page
- b. Possibility of introducing HOA software to help us stay in sync and organized as we move into more complex accounting and project management. We will discuss this further at a later date.

ON GOING BUSINESS: Special Assessment Planning

- a. Collections Policy Draft – Discussion and feedback. We will follow up with some questions for the lawyer on this.
 - i. What kind of teeth does this collection have? We all question the recourse for folks who don't pay or only pay a percentage.
 - ii. Can we quote the late fee due as a percentage or some more standardized dollar amount (Audrey suggests a percentage of the amount due, to be billed on a monthly basis in addition to amount due – compounding interest)
 - iii. Emilie suggests an incentive to pay rather than a punishment for not paying.
 - iv. Kacie suggests a reward (discount) for paying in full up front. Maybe \$200 less if paid in full.
- b. Special Assessment Decisions –
 - i. Discussed possibility of including full re-graveling of drive as part of this list
 - ii. Increase Contingency to 15%-20% (more like \$20,000)
4. **Next Board Meeting:** We will need to have several meetings in short succession to keep us on track for distributing the Special Assessment, with the goal to be collecting funds in October. Next Meeting will need to be in Early / Mid August to review and finalize the special assessment correspondence.
5. **Adjournment:**
Meeting adjourned at 11:14 AM PM by Andy.

Minutes drafted and submitted by Audrey Spence – Secretary **Approved on: 8.10.2025 As Submitted**