Mountain View Park Community Club
Board Meeting Minutes March 2, 2025

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

Welcome and Call to Order: established a quorum and Kacie called the meeting to order at 10:09 AM

1. **Approval of Agenda:** Agenda was approved as distributed.
2. **Approval of Minutes:** Minutes from 10.18.24 *Motion to approve as amended by Andy; seconded by Molly. Approved.*
3. **Treasurer's Report**:
    a. Two properties are outstanding dues payments.
    b. Balance Sheet dated 3.1.2025 reflecting total funds of **$52,769.78** as follows:
        1. Checking (BofA) balance $15,677.44
        2. Checking (WA Fed) balance $1,000
        3. Money Market 0859 (WA Fed) $36092.34
4. **NEW BUSINESS:**
    a. Wind Storm Damage at the Park
        i. Tom spoke with some possible vendors about cleaning up the big tree that fell in the park. We are going to discuss this in more detail later in the Spring. No action can be taken till things are drier at the park, so we plan to address this later in the spring.
        ii. Tom and Andy plan to do the repair on the picnic structure. Or we will reach out to our insurance to make a claim ($500 deductible).
    b. We can accept donations. Audrey plans to put this info on the website as all published communications to spread the word.
    c. Rudi has been helping keep the canal clear and muck out the beaver dam. He wanted $200 for supplies- waders etc. *Motion to approve by Molly; seconded by Andy. Motion passed.*
    d. Clearing Quote (Tom):
    A quote was received to clear canal sides and create access for debris during dry weather. Although unbudgeted, it will be funded from savings and incorporated into future budgets.
    Motion to approve quote dated 10/16/24 by Molly; seconded by Kacie. Motion passed.
    e. Legal Consultation:
        i. Via Email, the board voted to spend $1000 for legal consultation on special assessment topic. *Motion to approve by Molly; seconded by Andy. Motion passed*
        ii. The board consulted with a law firm experienced in HOA governance (serving over 800 HOAs). They will assist with planning for a future special assessment, including budget development and timeline planning.
        iii. The firm recommended conducting a reserve study to assess funding needs and guide long-term planning.
        Motion to approve reserve study up to $3,000 by Andy; seconded by Audrey. Motion passed.

5. **ON GOING BUSINESS**:
    a. Seismic Monitoring Equipment:
    After review, it was determined that purchasing monitoring equipment is more cost-effective than leasing. The community will need to monitor the data internally, eliminating ongoing service charges.
    b. Emergency Outlet Bid:
    The bid was initially expected to meet a 24–48 hour emergency response timeframe. However, a filing oversight revealed this requirement was never formalized. The current quote does not support this timeline; the best available contractual response is 5 business days. Discussion centered on whether to purchase and store piping to enable a faster response in case of dam issues (e.g., cracking). Molly will follow up with the DSO to confirm whether the 5–7 day response is acceptable or if the 24–48 hour capability is mandatory.

6. **Next Board Meeting**: We aim to meet in April / May to look at the tree and prepare for the 25/26 budget and annual meeting.
7. **Adjournment:**
    Meeting adjourned at 12:05 PM by Andy.

Minutes drafted and submitted by Audrey Spence - Secretary

Approved on: __5/18/2025_____ As Submitted