

MOUNTAIN VIEW PARK COMMUNITY CLUB
NOTICE AND AGENDA FOR SPECIAL MEETING OF THE ASSOCIATION

NOTICE

MEETING TIME: 11:00 a.m.

MEETING DATE: September 20, 2025

MEETING LOCATION: MVPCC – Community Park Picnic Shelter
23605 W. Lake Kayak Drive
Monroe, WA 98272

A special meeting of the Association is called to:

1. Ratify the Proposed Special Assessment as set forth in **EXHIBITS A – D.**

According to RCW 64.90.525, the special assessment and the corresponding assessments against the lots will be ratified (approved) unless lot owners of lots to which a majority of the votes in the association are allocated reject it, whether or not a quorum is present.

***IF YOU SUPPORT THE SPECIAL ASSESSMENT, YOU DO NOT NEED TO VOTE!**

RATIFICATION (APPROVAL) DOES NOT REQUIRE QUORUM OR AN AFFIRMATIVE
“YES” VOTE.

THE SPECIAL ASSESSMENT WILL BE APPROVED **UNLESS REJECTED.**

HOW TO VOTE*:

1. Owners who can attend the meeting may vote in person at the meeting.
2. Owners who cannot attend the meeting can vote by proxy (a Directed Proxy form is enclosed).

***If you support the special assessment, you do not need to attend the meeting or vote.**

The special assessment is proposed for ratification, meaning it does not require an affirmative “yes” vote.

The special assessment will be approved unless rejected. No quorum is required at the meeting.

Again, if you wish to vote against the special assessment, you may do so by attending the meeting and voting to reject/against the when the ratification vote is called.

If you wish to vote against the special assessment **and** you cannot attend the meeting, you may fill out and submit the enclosed Directed Proxy form.

Additional Information: The proposed special assessment and per-lot allocated amounts, payment amounts, dates, and terms, accompany this Notice and Agenda. If you need additional or replacement copies, contact director Molly Graham at MVPCCTREASURER@GMAIL.COM or 206-779-3750.

AGENDA

As set forth in our Bylaws, the following shall be the order of business at the special meeting unless dispensed with on motion*:

- (a) Roll call
- (b) Proof of notice of meeting or waiver of notice
- (c) New business
 - i. Discussion of Special Assessment
 - ii. Ratification of Special Assessment
- (d) Adjournment

*Quorum is not required to ratify the proposed special assessment. The only item proposed for voting is the special assessment.

**Please support this important special assessment and DO NOT VOTE AGAINST IT.
Thank you!**

ENCLOSED:

Letter from Board

EXHIBIT A – 2025-2027 Special Assessment Budget

EXHIBIT B – 2025-2027 Special Assessment Per-Lot Allocations and Installment Payment Amounts

EXHIBIT C – Special Assessment Terms

EXHIBIT D – Disclosures

Directed Proxy