Mountain View Park Community Club --- DRAFT Annual Community Meeting Minutes June 13, 2026

Board Members Present: Andy Quast – President, Molly Graham – Treasurer, Audrey Spence – Secretary, Emilie Woodbridge, Tom Morgan, Pat Mouton

Welcome and Call to Order: Established a quorum and Andy called the meeting to order at 2PM.

2025 Annual meeting minutes: Molly moves to approve the minutes as distributed, Emilie seconds, all in attendance are in favor.

1. **Brief update on legal changes that affect HOA operations:** Our state has put some changes into laws regarding HOAs, and others will be in effect in January 2028.
    a. Among these changes are Election Requirements (this is why we have moved to a 3rd party hosted election) and some changes to managing Board meetings and communication which the board will be exploring options to prepare for the changes.
    b. These changes are creating an increased workload for our volunteer board members. We think that additional help will be needed from the community in the future as well as the need to hire consultants with the appropriate expertise/legal perspectives to help us navigate these changes.

2. **Treasurer's Report**:
    a. We are on Budget at this time, spending is on pace as anticipated. Checking Accounts: $10,640.43, Savings $ 28,875.02.
    b. Molly spoke about the small increase in Annual Dues to cover anticipated increased expesnes and shared the 2026/2027 Proposed MVPCC Annual Budget approved by the Board in May 2026. The 2026-2027 budget was ratified at the meeting. The Annual dues will be $425 per lot.
    c. Timing for the Annual Dues will be billed in a similar time frame as the next quarterly special assessment payment. There was discussion and decision to extend the due date to August 1st for annual dues to help alleviate potential pressure for community members.
    d. Reserve Fund and Special Assessment Review: Reserve Fund Balance: $7658.05 The board plans to focus on review and planning for funding reserves over time, with the current focus of the special assessment to deal with the financial hurdles for the upcoming Dam Projects. The special assessment balance $ 125,815.82. Collection rate is proceeding as planned, with the final installment due 2/1/2027. Two lots are uncollected at this time.
3. **Dam Seismic Evaluation Project Update:**
    a. The contract is signed with the contractor for performing the seismic testing (soil sample/core drilling in 6 locations on the dam, testing and lab analysis/report). Paperwork with King County is still in progress with the Dam Safety Office. Once they have signed contracts, we will sign a contract with King County and then we can get the testing scheduled, most likely for early Fall 2026.
    b. The total cost for the project is estimated at ~ 75K. The FEMA grant total is ~70K, with the maximum amount reimbursable (65%) ~ 44K from the FEMA grant. MVPCC is responsible for the remaining balance (35% and any overages beyond the grant amount).
4. **Election Results:**
    a. Board member votes were conducted by electronic/paper ballot and results tallied by 3rd party at/before the meeting, 27 ballots cast, 39% response rate. The 7 seats for the MVPCC Board for the 2026-2028 term are filled and positions were determined as follows: Andy Quast – President, Emilie Woodbridge – Vice President, Molly Graham – Treasurer, Patrick Mouton – Secretary, Tom Morgan – Director, Julie Parker – Director and Kara Justus – Director.

Adjournment:
Meeting adjourned at 2:44 PM by Andy.

Minutes drafted and submitted by Audrey Spence – Secretary

Approved on: ______________ As Submitted / As Amended