

MACA Board Meeting 02/14/2024

- ❖ **Call to Order:** meeting called to order
- ❖ **Attendees:** Stacy Asher (Lot 102), Stephen McGill, Sherri Grove (Lot 198), Sean Smith (Lot 218), William Johnston (Lot 208), Nicole Foos (Lot 115), Lisa Brager (Lot 101), Jason
- ❖ **Approve November Minutes:**
- ❖ **Vote in New Members:**
 - President, Sean “Smitty” Smith: voting new president, Wendy voted approved via email and all attendees voted in favor.
 - Smitty introduced himself, plans on getting to know the lots, responsibilities and getting to know the neighborhood.
 - Review tasks? May need list from Wendy, and reevaluate what Pres vs VP does
 - Beautification Committee: Athena Thomas, Wendy Walker
 - Athena has been posting on the bulletin board in lot 80 and working on the newsletter. She would like to bring more attention to the community board in lot 80.
- ❖ **Financial Review:**
 - Savings: \$25,149.01
 - Checking: \$25,363.55
 - Unpaid Dues: no current updates
 - Update on legal court action? Sherri went to go see an attorney that is slowly retiring, he is no longer doing HOA business. He did send Sherri a referral whom she is seeing next week. He did give Sherri the RCW’s: small claims actions are against a person and the lien is against the property. we can get a lien with a small claims judgement.
 - Ballots: there are ballots that have been returned: 16 yes and 2 no.
 - What are the specific requirements from the county on votes? We need 50% of the lots according to Bill.

-Smitt’s Wife, Joy is willing to do the audit for our records. Questions: is there a conflict with the wife of our president completing the audit? Discussion had that doing an audit on previous years would be permissible, moving forward on current and future years we will want to look at a different contact.

❖ **Architectural Review:**

- Grass alternatives: nominate point person, 3-5 varieties; Stephen/webmaster to post.
 - Stacy is going to ask Wendy and Athena if they are interested in taking it on.
 - Smitty asked if Turf is one of the choices we are considering. There isn’t anything in the CCR’s stating exactly what can and can’t be used. Goal is to provide some guidelines to direct homeowners on alternatives.

- Request: received request to place new shed in back yard on Lot 209 (moving location and increasing size from 10x10 to 10x20, foundation will be on dirt gravel), 9143 Wendy DR ([email](#)). No issues found, Stacy will send response to approve

❖ **Landscape Review:**

- Review Annual Meeting volunteers: Tim - sent landscaping contract for review per request
- Jacci: updates on illuminating entrances? No current updates.
-Smitty is going to look into costs of cement and lighting.

❖ **Technology Review: (Sherri)**

- Stephen: Continuation with web updates/board member?
- Increased the dues in February online so there will be a late fee assessed if paid after deadline.

❖ **Violations Review:**

- Violations being updated? Cannot find all information logged in spreadsheet
-Violations:
 - Certified Violation Letter sent for Lot 79 Rv and Vacation Trailer
 - Violation Letter sent for Lot 25 Trailer: trailer is now behind fence but there was no gate so it is still obvious

❖ **Miscellaneous:**

- Update on moving mailbox over grate? was Wendy; reassign? Smitty is looking into cement and pricing
- Traffic Calming: update CC survey numbers; March 10 is response deadline; Stacy will resend CC survey to those “no” replied if need be. Bill sent out postcards for those we do not have an email for. Stacy used constant contact to send out ballots. She is able to see what survey’s have been opened, how many have clicked through links, how many have bounced and how many have unsubscribed. (valuable information for future use). We will want to review the wording in the future to approve before mailings.
- Sent to 203 , 77 clicked through, 95 total responses (had people that voted numerous times) After cleaning up the numbers the final count was: **28 nos and 46 yes**
- Traffic circle proposal, Martin + Dutterow 2022

-they are looking at turning the intersection into a round-about. It was approved back in 2022. They are doing it to help intercity transit the ability to complete their full routes. On track to be completed by 2028.

- https://www.thejoltnews.com/stories/roundabout-to-be-built-on-martin-way-and-meridian-road-olympia,13863?inf_contact_key=1410243f0a3c194dc472428a6f2839071b0a3f0fd3ee5d9b43fb34c6613498d7
- chrome-extension://efaidnbmnnnibpcajpcgiclfendmkaj/<https://trpc.org/DocumentCenter/View/11371/Intercity-Transit-01-Martin-Way-Gateway-RAB-STBG-UM-10062022> : Grant proposed 2022; “Project development assumes that PE/ Design is initiated in 2024 and completed concurrently with ROW by the end of 2025. This is a fast-growing part of the region. Securing essential right-of-way sooner rather than later will help ensure preferred design alternatives are not precluded or complicated due to limited access or development conflicts and will help catalyze adjacent investment opportunities as this area evolves into a more urban, people-oriented place. Initiating RW acquisition and final NEPA approval and permitting in 2025 puts IT on track to complete project construction by 2028.”

❖ **General Updates Not Covered**

- Review + Assign: Gate on the Lot 80 Pond is broken and needs to be fixed.
- HoA Academy: **Saturday, March 30th at the Lacey Community Center** - any interested/available persons? (Stacy out of town) Registration not yet open; TBD cost to attend - **Smitty and Bill available to attend**
 - The HOA Academy is a conference-style event featuring presentations from professionals knowledgeable in HOA legal issues, board responsibilities, budgets, dispute resolution, and more!

❖ **Open Forum:** Nicole Foos inquiring after our conversation regarding repainting notices; Bill to update via email on lots/dates.

❖ **Close Meeting: 7:05pm**

MERIDIAN ACRES COMMUNITY ASSOCIATION
ANNUAL BUDGET SUMMARY 2023
December 20, 2023

Budget Line Item	Projected	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	Percentage
INCOME															
Assessment Income	26,027.00	7,730.00	11,613.93	1,374.51	1,743.65	144.61	1,605.15	6,402.08	1,126.00	582.40	2,848.69	386.73	1,567.29	37,125.04	142.64%
Reserve Account Interest	1.50	0.16	0.15	0.16	0.16	0.16	0.16	0.16	0.17	0.15	0.17	0.15	1.75	400.00	116.67%
Title Transfer Fees	250.00	50.00		50.00			150.00	50.00				50.00	50.00	1,516.30	
Prior Year Assessment Income	369.00	399.41	543.38	90.00			403.51	80.00							
Legal Fees Collected	216.00													0.00	
Special Assessment: Mailbox	1,250.00													0.00	
Covenant Compliance Fees	500.00		125.00										375.00	500.00	
App'd 2023 Dues Increase (39.12)	10,092.96													0.00	0.00%
														0.00	#DIV/0!
Total Income	38,706.46	8,179.57	12,282.46	1,514.67	1,743.81	144.77	2,158.82	6,532.24	1,126.17	582.55	2,848.86	436.88	1,992.29	39,543.09	102.16%
EXPENSES															
Maintenance															
Liability Ins. (Premium Paid in Dec)	8,500.00												5,724.00	5,724.00	67.34%
Landscaping	20,000.00	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	1,825.00	1,375.00	3,725.00	1,375.00	19,300.00	96.50%
Community Disposal	60.00													0.00	
Replace/Repair 3 monument signs	0.00													0.00	
Fence Repair & Mailbox Replacemen	2,500.00		1,278.97											1,278.97	51.16%
Miscellaneous Expenses	1,000.00													0.00	0.00%
Mailbox Move	500.00													0.00	
														0.00	
Administrative															
Legal Fees: small claims, attorneys	500.00													0.00	
Hospitality: events/meetings	500.00													0.00	
Audits, Refunds, Non-profit Status	2,000.00							160.32						160.32	
Mailbox Rental	150.00						144.00							144.00	
Mailings	200.00	526.80		14.34				25.20			66.00	189.00	198.00	1,019.34	
Computer Replacement & Software	0.00													0.00	
Newsletter Printing	125.00	153.58								33.17				186.75	
Special Assessment costs	0.00				380.34									380.34	
Signs: Meeting & Garage Sale	150.00				108.37									108.37	
Corporate License Renewal	20.00				20.00									20.00	
GoDaddy name and website	500.00			97.89								288.95	372.42	759.26	
Move to Reserve Account	0.00												3,000.00	3,000.00	
Bank chargebacks & Deposit Adj.	0.00	78.83												78.83	
Email Service	0.00												13.14	13.14	
Paper, Ink, Envelopes, Labels	50.00	17.42						17.95					427.60	462.97	
ThurCty Public Records Request	0.00	2.10											3.75	5.85	
Total Expenses	36,755.00	2,153.73	2,653.97	1,487.23	1,883.71	1,375.00	1,519.00	1,578.47	1,375.00	1,858.17	1,441.00	4,634.30	10,682.56	32,642.14	88.81%