

MERIDIAN ACRES COMMUNITY ASSOCIATION

Board of Directors Meeting (virtual) October 9, 2024 at 6:00pm

Board of Directors:

President - Sean "Smitty" Smith (Lot 218)
Vice President – Stacy Asher (Lot 102)
Secretary – Lisa Brager (Lot 101)
Treasurer – Sherry Grove (Lot 198)

Committees:

Violations – William "Bill" Johnston (Lot 208)
Webmaster - Stephen McGill (Lot 122)
Architectural - Hector Araujo (Lot 132), Tim Muran (Lot 133)

AGENDA

Call to order [Sean] : Meeting called to order at 6:11 pm

1. Roll Call and Introductions (Board of Directors, Volunteers, Guests) [Sean]

Sean "Smitty" Smith (Lot 218), William Johnston (Lot 208), Stephen McGill (Lot 122), Lisa Brager (Lot 101), Mel Hohn (Lot 255), Sherri Grove (Lot 198), McCall Daniels, Debrah Ryan (Lot 200), Stacy Asher (Lot 102)

2. Approve Minutes for Previous Month: no meeting held for August or September. Last meeting minutes were in July. We are going to approve July and October Minutes during the next meeting.

3. Treasurer's Report [Sherry]

-Savings: \$26,257.73

-Checking: \$22,736.15

-Expenditures (Since 06/24/2024)

-Monthly ConstantContact: \$13.16

-Reimbursed Bill \$36.00 for Stamps

-Monthly Landscaper Payments: \$1375

-House Closings: four



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-Dues:

-Delinquent dues for 2023: Lots 79, 118, 158, 161, 173, 175, 250

-Delinquent Dues for 2024: Lots 3, 79, 82, 99, 158, 161, 170, 224, 233, 249

*Sherry will be moving forward with a letter to the homeowners that are delinquent, the first one will be a reminder, then within 3 weeks it will have the next course of action. Also going to include that "if you are experiencing a financial hardship to please reach out and will be addressed individually."

4. Committee Updates:

a. Architectural [Hector, Tim]: one on a new roof which has been approved by Hector, will be sending out a form with approval.

b. Landscape [Sean]: Smitty reached out to the current landscaper on the HOA Requirements. They will be meeting on Friday to review all the areas and requirements that they are responsible for.

c. Technology [Stephen]: updated website with new information. Sherry proposed the ability to pay dues online until Sherri has received the funds until December. Different people will pay different amounts if dues are outstanding or interest has been addressed. Last payment online was made in May. The paylink has been updated as well as the garage pickups and links for the meetings. Stephen said that he can install any links to make it easier for payment. Decision was made to suspend the online payment system until mid-December. It will include information on who to contact and how to make payments and then will be re-established in December for 2025.

d. Violations [Bill]

-Received email regarding dandelions looking like they are ready to spread seeds on Wendy Court, did not see a current violation (Lot 246), including a gentle nudge to remind them to keep things clean and tidy.

-Lot 2: garbage cans were placed on an authorized place. We had discussed prior having a conversation about where the cans need to be placed moving into a new home. Discussion was had in July that garbage can was fence forward of house.

-Concern about recurring offenses from Deb and Kevin Ryan. Smitty asked them to please email the Meridian Acres email address with what they are seeing. Our homeowners are also our "eyes and ears" and to please keep us informed.

-General

5. General Updates: complaint about barking dog, being left out long hours, have already contacted animal control. Smitty will contact them to discuss further.



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-Mailbox relocation: notice would need to be sent and the mail may be redirected to another location

-Stormwater Pond Inspections (completed): Wendy Drive needs attention. Back right side comes up against driveway coming from Steilacoom. There are several trees that need to be removed as well as vegetation. Eventually will need to get quotes for cost and discourse with County on what the shared responsibility is. 2nd Pond over by Gemwood is non-fenced and passed. 3rd Pond by School: vegetation and trees need to be cut back to get into gate. There is also a large old tree that will need to be removed. 4th and 5th pond also need to be addressed.

-The trees cannot be there if on the flat level portion of the pond. Will also look into good vegetation vs bad for stormwater ponds.

-New **Requirement** to utilize a Property Management company

-City of Lacey HOA Academy (Quarterly Meeting, July 1, 6:30pm-8pm, Lacey City Hall): Smitty clarified with City of Lacey that there is not a requirement to utilize a Property Management Company but a "best practice". Sherri recommended that we seek legal advice to determine the role of the board and expectations.

-Mel: question asked about getting more light on the entrances on the HOA. Smitty shared that we have had the discussion about options for providing more light. We are looking at options that we can do within the budget of the board and will be addressed next meeting,

-Also, he had sent a request to the HOA about putting a shed on his property and before doing more work and spending money, he wanted to know if it were even permissible. Hector is head of architectural: main items to address is placement, matching/cohesiveness. Stacy said to please send generic measurements, diagram, placement, material the HOA will address and respond. Bill said that depending on the size of the shed he would look up if there are permits needing compared to another foundation. Mel will send the information via email.

**McCall: interested in helping do events for the HOA and Community. Stacy asked to just send the board ideas on what, when, where and she will get a response back. She brought up doing a map of trick or treating for the community. Stacy recommended posting something on the bulletin board. Stacy said she would be willing to work with her too on communicating with the HOA Community.

-Adjourn [Sean] Meeting adjourned at 7:31 pm

The next meeting is scheduled for November 13, 2024 at 6:00pm

