

MERIDIAN ACRES COMMUNITY ASSOCIATION

Board of Directors Meeting (virtual) June 17, 2026 at 6:00pm (rescheduled from June 10, 2026)

Board of Directors:

President - Sean "Smitty" Smith-present
Vice President – Stacy Asher-present
Secretary – Lisa Brager-present
Treasurer – Sherry Grove-present

Committees:

Violations – McCall Daniels
Webmaster - Stephen McGill
Architectural - Hector Araujo

AGENDA

Call to order [Sean] meeting called to order at 6:03 pm

1. Roll Call and Introductions (Board of Directors, Volunteers, Guests) Sean (Smitty), Stacy Asher, Sherry Grove, Lisa Brager-Board members. Guests: C.Flores, Joanne Gray, Marcel
2. Approve Minutes for Previous Month [Sean] Sherri Motioned to approve minutes from May Minutes
3. Treasurer's Report [Sherry]

Checking Balance: \$29,453.39

Reserve Balance: 439,263.58

Dues: Past due on Feb 1st, after May 1st they are subject to legal action and that it needs to be paid by July 1st.

-Final Notice Letters to those owing 2026 Dues-19

-Final Notice Letters to those owing past years:10

-agreement Prior to Smitty becoming president was for delinquent dues: to consult an attorney (sherry did consult an attorney but she did reach out an he takes a long time to complete any tasks)

- interest will continue to accrue



MERIDIAN ACRES COMMUNITY ASSOCIATION

-small claims court, that would put a lien on the property (benefit is it goes on their credit report; failed to pay to a debt until the debt is paid; nothing guarantees the dues will be paid). If we do a small claims judgement then there is lien judgement.

-we could do a straight lien (less work and no debate-they just owe it), once you have lien; you can just add to the lien if they do not add future dues

-CCR's state that they need to be completed. Period.

4. Transition Plan (Board of Directors) [Board] Smitty is going to be stepping down as President per January 1 2027 at the annual meeting. We will be needing more community involvement. We also discussed sending out a broad message to the community for an opening for all positions for the board beginning in 2027 and also discussing what would happen if we do not have the volunteers/looking at HOA management committee. Need to have a discussion on the HOA management community. Three options are dissolving the HOA, volunteer your time, or volunteer your money (to provide for HOA services)

-Smitty brought up that the main board at lot 80 is broken. Stacy is going to get a hold of the landscape company and get an estimate of what it would be to fix the board. Stacy will present the amount at the next meeting for approval from the reserve fund. Smitty has the arborist coming out in August to survey the trees and then we will look at taking the trees down. This is what the reserve account is set up for. We need to agree is

5. Committee Updates:

a. Architectural [Hector]: Stacy created a new architectural request form. All board members voted in approval to have Stephen replace the current form on the website with the new updated information.

b. Landscape, Lighting [Sean]

1. Arborist (Lot 80 and stormwater ponds) (Lot 97) (scheduled for August, waiting for date)

2. Landscaping on Lot 80, Steilacoom and Duterrow (work complete). Several homeowners took care of Duterrow side. Smitty took care of a portion of the side on Duterrow that does not have a back fence (CCR issue and Security Issue). McCall has also notified the homeowner.

c. Technology [Stephen]: n/a Smitty is going to ask Stephen how many hits we are getting on our website

d. Violations [McCall]

-Homeowner: Joanne asked permission to leave her trailer in the driveway until Sunday which is when they will be going camping, they are working on it to get it ready. All board members voted in approval.

Focus: Landscaping (HOA and homeowner) and abandoned vehicles

-McCall is actively generating and sending out violation notices



MERIDIAN ACRES COMMUNITY ASSOCIATION

-The Board received an email from a concerned homeowner. Received email from concerned homeowner. Smitty responded back via email thanking him for his response.

(McCall is working on the list of violations that were provided). She is actively driving around and documenting the violations.

e. Events [\[Stacy\]](#)

1. Summer Event?

2. Community Yard Sale: feedback: this year Friday was the best day! Sherry received communications from the Yacht Club wondering when the sale is. We are going to keep it as the second weekend of June and she will communicate that information.

-Adjourn [\[Sean\]](#) Meeting adjourned at 7:34 pm the next meeting is scheduled for July 8, 2026 at 6:00pm

