

MERIDIAN ACRES COMMUNITY ASSOCIATION

Board of Directors Meeting (virtual) December 11, 2024 at 6:00pm

Board of Directors:

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

Committees:

Violations – William "Bill" Johnston
Webmaster - Stephen McGill
Architectural - Hector Araujo

AGENDA

Call to order [\[Sean\]](#)

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

[6:03pm call to order](#)

[Attendees:](#)

[Smitty](#)

[Stacy](#)

[Sherry, 198](#)

[Bill](#)

[Stephen](#)

[Hector](#)

[Dawn McCracken](#)

[McCall Daniels](#)

[Molly House, Lot 256](#)

2. Approve Minutes for Previous Month

Last meeting in October



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3. Treasurer's Report [\[Sherry\]](#)

Checking Balance: 17,241.38

- Paid since October:
 - GoDaddy annual fees
 - State Farm insurance annual premium: \$2,954.00
 - Plus monthly Constant Contact fee and landscape monthly maintenance

Savings Balance: 26,258.16

4. Vote on the amount for the Annual Homeowner Dues [\[Sean, Sherry\]](#)

- Discussion around mailing out notices, proposed budget and 2025 invoices. Smitty will review and update.
- Sherry moves that we increase 5% to help fulfill community needs and rebuilding savings account (2024 did not see an increase due to the special assessment). Stacy seconded raising 5%; Lisa agrees; newsletter can break down where additional funds are/should be going. Dawn questioned how many outstanding 2024 delinquent accounts, Sherry confirmed less than 10 (without communication on ability to pay); Bill in agreement: "otherwise we'll fall behind on inflation"; Stephen questioned if we can have open communication regarding inability to pay dues - Stacy and Sherry confirmed this is a viable option.
 - Motion passes unanimously
- Discussion around landscaping needs, specifically within retention ponds
- Discussion around additional lighting (solar recommended)
 - Mcall notes displeasure with lighting, unless it can be low level, warm lighting to not disrupt and create more light pollution.
 - Smitty confirms lighting at entrances, mailboxes
- Stephen has brought up how good the website is numerous times. We all agree. Thanks Stephen. *two thumbs up*

5. Homeowner complaints; Noise (barking dogs), Signage (election), Dead trees

- Barking Dogs: Smitty spoke with McCall, and will discuss with neighbor
- Signage: discussion around "Season ending" period, general idea is once elections have closed, signs to be removed; Stacy will send Bill address to send general contact to remove
- Down trees: Smitty will review and assess.



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6. Committee Updates:

- a. Architectural [Hector, Tim] No updates; Smitty closed communication loop regarding resident who is building a shed at/within fence line
- b. Landscape, Lighting [Sean] Discussed briefly earlier in regards to budgetary concerns.
- c. Technology [Stephen] THE WEBSITE IS SO AWESOME!! GoDaddy licensing upgrade isn't needed; updated trash/recycling schedule; meeting notes updated; fee structure for 2025 billing needed once approved in Jan; in chat, Stacy recommends updating site format to require less scrolling
- d. Violations [Bill] limited availability due to health constraints; letters are easier, but getting around the neighborhood is limited.

7. General Updates:

-Meridian Acres Community Association Annual Meeting:

This meeting will be held on **Saturday, January 18, 2025 at 9:00am**
(Lacey City Hall, 420 College Street SE, Lacey, WA 98503)

- Smitty has A-Frame signs for directionals

Annual Meeting Agenda Suggestions:

- Stephen: Overhaul to the website (for those used to accessing certain pages)
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-Adjourn [Sean] The next meeting is scheduled for **January 18, 2025 at 9:00am**

- Meeting adjourned, seconded by Stacy, 6:59pm

