

MERIDIAN ACRES COMMUNITY ASSOCIATION

Board of Directors Meeting (virtual)

July 10, 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, Tim Muran

AGENDA

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

1. Roll Call and Introductions (Board of Directors, Volunteers, Guests) [\[Sean\]](#)
 - a. Hector Araujo, Lot 132
 - b. Stephen McGill, Lot 22
 - c. William Johnson, Lot 15
 - d. Sherry Grove, Lot 198
 - e. Smitty, Lot 218
 - f. Stacy Asher, Lot 102
 - g. Todd Johnson, Lot 88
 - h. Nancy + Mel Suddeth, Lot 217
 - i. McCall Daniels, Lot 168
2. Approve Minutes for Previous Month
 - a. Stacy noted to attach last month minutes to current month agenda pre-meeting
3. Treasurer's Report [\[Sherry\]](#)
 - Checking balance \$26,900.63
 - Savings balance \$26,257.06
 - 2023 Dues – six homeowners still have outstanding balances
 - 2024 Dues – eleven homeowners still have outstanding balances
 - Received this month: one \$50 transfer fee
 - Spent this month: postage for violation letters: \$36.00



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- Ground Maintenance: \$1375.00

4. Committee Updates:

a. Architectural [Hector, Tim]

- Resident Scott Brock (8923 Wendy Dr. SE.) had a neighbors branch fall on roof/fence. Hector will reach out. Ultimately is homeowners responsibility.

b. Landscape [Sean]

- Smitty requested quote with new landscapers; pending. Smitty will follow up
- Stacy addressed issue with verbiage of notification letters; Bill will revise
 - a. Need to indicate specific area that needs attention
 - b. Revise 1st letter to be more committee focused, and less abrasive
- Noted house with fence forward of house needed to be addressed; stacy emailed with no response. Bill will review next round.

c. Technology [Stephen]

- No updates
- Discussed having “Best Yard” voting online, and encouraging more tech use

d. Violations [Bill]

- Note: see landscaping notes; smitty has updates – see below

5. General Updates:

-City of Lacey HOA Academy (Quarterly Meeting, July 1, 6:30pm-8pm, Lacey City Hall)

- Smitty attended online

-New Requirement to utilize a Property Management company (pending handout)

- Board would still manage some of the items, but Property Management would manage violations, etc
- Begins 2025 – 2028 “WUCIOA For All” (Washington Uniform Common Interest Ownership Act) www.wucioa.info
 - Indicates certain annual requirements
 - Detailed Handout pending from meeting/Smitty
- Notes we can hold a working session to discuss further as more information is available
- Suddeth’s note when they lived in different neighborhood, cost was \$1500/yr, and management was aggressive and rude.



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- General discussion revolving around next steps for management
- Mailbox relocation
 - Discussion regarding moving box due to rain grate
- Stormwater Pond Inspection
 - Smitty continuous management; deadline in August.

General Discussion:

McCall Daniels – interested in helping with community events; Easter Egg Hunt, block party, Trunk or Treat

Contact info: Mccalldaniels92@gmail.com

-Adjourn [Sean]7:09

2nd: Stacy

The next scheduled meeting is scheduled for August14, 2024 at 6:00pm

