

MERIDIAN ACRES COMMUNITY ASSOCIATION

Board of Directors Meeting (virtual)

July 8, 2026 at 6:00pm

Board of Directors:

President - Sean "Smitty" Smith

Vice President – Stacy Asher

Secretary – Lisa Brager (not in attendance)

Treasurer – Sherry Grove

Committees:

Violations – McCall Daniels (not in attendance)

Webmaster - Stephen McGill

Architectural - Hector Araujo

AGENDA

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

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

[Attendees:](#)

- [Flores, Lot 98](#)
- [Douglas + Marion Tyler, Lot 232](#)
- [Joanne Gray, Lot 58](#)

2. Approve Minutes for Previous Month [\[Sean\]](#)

[Not accessible; will approve June and July in August](#)

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

[Checking Balance: 28,876.51 \(6 checks awaiting deposit\)](#)

[Reserve Balance: 39,263.91](#)

[Unpaid dues:](#)

[2026 only: 8](#)

[2025 only: 1](#)

[2024 only: 1](#)



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2023-2026: 3

2024-2026: 2

2024 & 2025: 1

Due date was June 30th; Sherry has begun process of preparing small claims actions; have six notices completed; nine to go.

442 Sawmill (rental) owned by an out of state corp, with an office located in Tumwater. Sherry requesting input for next steps. Requests' treasurer be allowed to consult with attorney (est ~\$250). Sherry has various notes recording time and research to track down appropriate channels to no avail. Stacy and Smitty approved to move forward with attorney consult.

4. Transition Plan (Board of Directors) [Board]

Next Steps: Referenced historical interest in moving to management company, and reviewed what is needed to continue vs off handing. Smitty is interested in hearing more from the interested parties to become more involved. Marion asked after costs, which are at this point unknown. Also noted several instances of CCR's not being maintained and asked what is going on in regard to violations, and how moving to a management company will impact any current CCRs (or will new regulations be imposed, if at all?). Marion asked about what next steps are for violations, after receiving a letter of notice.

Hector input that we did use to issue liens, and haven't for some time. Notes that a management company will likely force the issue more than the current board is/has been able.

Smitty noted that McCall's new position will take some time to become more fluid, but commends her work thus far.

Sherry, in chat: do we have an update on how many letters have gone out? Smitty: No, thought she was granted access to the google drive, but cannot confirm logs; does note that more than 1 has gone out (in reference to one that was discussed amongst the exec board).

Agreements all around that there is interest in somehow enforcing the CCRs/violations, but management company costs are a great concern.

Interested expressed from 2 community members to become involved: Joanne Gray, Marion Tyler

Stacy would like to discuss tasks with inquiring with management companies: costs, CCRs being upheld, a la carte options? What companies?

Exec board: Create a list of questions to ask companies

Hector notes his interested in creating a small committee to review



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Marion inquired about community outreach for overarching landscaping services; Stacy noted increased pressure on Sherry and other board members to enforce payment, plus the additional funds from community members may create undue financial duress.

Smitty discusses community involvement with neighbors (communication, mowing someone's yard when they're out of town, ect). Smitty encourages everyone to stop and talk with their neighbors before making judgements.

Hector talks about looking out for neighbors, and keeping an eye out for unknown activity in his own cul de sac.

Stacy will create a virtual committee via email to collate questions to ask

5. Committee Updates:

a. Architectural [Hector]

Discussion regarding homes mid-update

No further notes

Sherry noted that any front facing changes that aren't requested/approved are at risk of violation letter notifications.

b. Landscape, Lighting [Sean]

1. Arborist (Lot 80 and stormwater ponds) (Lot 97) (waiting for proposal)

Still awaiting updates

2. Landscaping on Lot 80, Steilacoom and Dutterow (work complete)

c. Technology [Stephen]

Website still running; Stephen and Sherry have been creating custom links for past dues; Encourages content to be sent to him to round out the site

d. Violations [McCall]

Sherry reviewed the CCRs in depth due to 1) homeowner without rear fence on Dutterow; 2) Asking after Certified Mail for violations?

Re: 2) Stacy notes that perhaps not for the "courtesy notice", but perhaps for the "violation notice". Sherry says the CCRs indicate that we *may* send via certified mail (continues CCR reading).

In chat: Flores' "Can the certified fee be added to total due?" Discussion around: Smitty thinks likely not, but possible. Stacy concurs that it seems feasible and reasonable.

Sherry: noted to ask about Aleisha's parents, as well as Sherry's daughter; both residents have management companies.

Focus: Landscaping (HOA and homeowner) and abandoned vehicles

-McCall is actively generating and sending out violation notices

Discussion around shrub and brush removal from yards don't require permissions how architectural changes do (IE bushes vs laying down gravel for adjacent driveways)



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e. Events [Stacy]

1. Summer Event Stacy does not have time/capacity to oversee

f. Community Board Quotes:

MORA Landscaping: Review revised quote

AJB Landscaping: Review quote

Stacy will followup with AJB for revision to crushed black rock, and notes regarding warranty of work.

-Adjourn [Sean] Meeting adjourned at 7:24pm

The next meeting is scheduled for August 12, 2026 at 6:00pm

