

Mill Creek Estates Homeowners Association Annual Meeting

www.MCEHA.net

May 10, 2010 - Mill Creek Council Chambers / City Hall

- **Meeting opened at 7:05 PM** with 15 Homeowner's Present / 12 Signed Proxy's. Quorum was met
- **Welcome** / Ken Day
- **2009 Annual Mtg. Minutes.** Motion & seconded to accept 2009 Annual Minutes as written.
- **Treasurers Report** / Wendy Carr – *full Treasurer Report can be found on our web site.*

2009 Actual Expenses	\$
2010 Budgeted Expenses	\$

2010 Overview to Date:

Checking account balance January 1, 2010	\$
2010 Expenditures to Date:	\$
2010 Deposits to Date	\$
Checking Account Balance May 5, 2010	\$
Bank of America fixed rate certificate of deposit	\$

CD matures in July. Roll over at the time. Suggestion on the floor to check Credit Unions. Accessibility of funds is important. Line item questions and answers followed Treasurers Report. Lock box of monument was vandalized in 2009. Water and electricity to monument is a legal easement agreement. The pay out is specified in the legal easement agreement. Motion and second to accept Treasurer Report.

Old Business

- **Storm Water Retention Tank Tract "A"**. Larry provided letter from City Public Works Director, Tom Gathmann stating the City has the maintenance responsibility for detention vault at this time. However, City and County has not been able to find document assigning MCEHA of obligation. If document is ever discovered that MCEHA is assigned responsibility of vault, the City will cease maintenance. *Letter from City and Vault Inspection report can be found on our web site.*
- **State Statues of HOA Election and Nominations.** Questioned at 2009 annual meeting, Larry followed up with Attorney and RCW web site. Our CC&R's and By-Laws are compliant with state regulations.
- **Proxy System.** Proxies are needed to conduct our meetings / Homeowners either "present in person or proxy" as stated in RCW state regulations of HOA's (ours is 60%). Meeting notice and proxy request will include items to be voted. The proxy will give the option to who you assign voting privilege. Proxies have not changed the outcome of Board Member elections.

* The **Revised Code of Washington (RCW)** is the compilation of all permanent laws now in force for HOA's.

New Business

- **Picnic.** 22 Homeowners responded to survey. Majority requested August / Saturday/ Highland Park. This years picnic date: **Saturday/ August 21st. Highland Park.** *Reminder will be delivered by mail also posted on web site.* **DATE CHANGED TO SATURDAY, JULY 31st**
- **ACC.** ACC Committee Sharon Baumann, Linda Phillips and Carole Davis. We have adopted the Mill Creek Highland Association Non-Compliance Notice. They introduced Non-Compliance form in March. 76% of their Homeowners received notices of non-compliance. Goal is to help your home and our neighborhood retain its attractive setting and investment value. Notice covers items specified in our CC&R's. Copies of Non-Compliance notices were distributed for self audit. Beginning June, ACC will evaluate homes.
- **Mailbox Repair:** Board will address 3 mailbox units need of repair of roof and lattice. Replacement of roof with new shakes.
- **Nomination of Board of Director-3 year Term:**
Kristin Clark was nominated to serve as Board member. There were no other nominations. By unanimous ballot, Kristin will hold new Board position.
- **Volunteers for President / Treasurer and Secretary.** No volunteers at this time. Please contact the Board for interest.
- **Meeting adjourned 8:24 PM**

Carole Davis / Secretary to MCEHA