



## MCEHA Annual Meeting MINUTES

May 14, 2024 @ Mill Creek City Hall

Board of Directors, Officers and Committee members present:

President-Wendy Carr

Board of Directors-Kylie McLaughlin, Erin Fraser, Paris Scott

Architectural Control Committee-Monique Beane & Veronica Knudson

Secretary-Lea Yan

### **I. Sign in and Proxy Count – 31 members or proxies counted**

### **II. Minutes approved from Preceding Annual Meeting on Aug. 22, 2023 by Homeowners present**

### **III. Board, Officer & Committee Reports**

- A. Wendy-lot 13, gave treasurer report (Treasurer position OPEN) and asked the Homeowners to review the budget. No questions asked. It was motioned and seconded and approved– 30 votes obtained including proxies.
- B. Director Report (Kylie McLaughlin). Kylie-Lot 24, spoke about the potential cost of hiring a Property Management Company or joining another HOA due to lack of volunteers. Kylie stated that the Board has the power to decide for the homeowners in regard to hiring a PM Company, however, would need a vote from the Homeowners to raise dues.
  - a. Dan- Lot 3, asked why we would need a PM Company for only 45 homes. He voiced his frustration that the Board does not complete their duties, particularly in the Non-Compliance letters and follow through to out-of-compliance Homeowners.
  - b. Kylie replied that she works full time and has a family, all Board, Officers and ACC are volunteers.
  - c. Erin-Lot 25, interjected that she works for Mill Creek Community Assoc. with nothing to gain but would like to offer info on joining the MCCA, and a price was given of approx. \$700/yr for MCCA, and \$400 for the MC Highlands-however the Highlands were not interested in having us join their HOA.
  - d. In summary, Board members explained some of the information regarding the background and costs involved if taking action to hire PM Company or join another HOA.
  - e. Brief discussion of dissolving HOA but negatives are recognized, and discussion focused on how to increase each residents' involvement.
  - f. Steve- Lot 37, asked Dan what he wanted specifically from the Board. Dan said for them to do their jobs or duties.
  - g. Monique- Lot 41, said the neighborhood is not the same as earlier, when Dan volunteered, and fewer and fewer homeowners want to volunteer.

- h. Laura-lot 40, asked Dan-lot 3 for suggestions on getting Homeowners to volunteer. Laura would be interested in volunteering in a couple of months.
  - i. Paris-lot 3, mentioned that volunteers would need to be in compliance in order to be considered.
  - j. Fredericka-lot 27, said that their previous HOA required all Homeowners to volunteer in some compacity and wished our HOA required that also.
- C. It was suggested by residents (Steve-lot 37, Marina-lot 32, Laura-lot 40, Mike-lot 12, Greg-lot 26) that it was not clear of how much work was involved for each position and expressed interest to know more, and Wendy-lot 13 read the job duties from the Bylaws.
- D. Bob-Lot 27, suggested we decide on options for recruiting volunteers at this meeting.
  - a. Send a letter to Homeowners with description of duties & responsibilities
  - b. Post a description of needs on website and / or letter to Homeowners.
  - c. Sign up now if anyone will volunteer
  - d. Two residents volunteered at the meeting (Mike-lot 12, Steve-lot 37)
  - e. Mike-lot 12, asked if we get volunteers, would we then need a PM company?
  - f. Veronica-lot 6, replied- not necessarily, we may lack volunteers in the future.
- E. Greg-lot 26, spoke and said that our CCRs should be in conjunction with the City and County Regulations.
- F. Board Member (Paris-lot 3) gave the most recent audit report on the financials, and thanked Bob & Fredericka-lot 27 for performing the audit. The audit reflected no receipts on file for 2022 from the previous treasurer. All past due dues have been collected for 2021-2023, Current Ckg acct. Balance is \$19,523.45. Steve-lot 37 asked if all dues for 2024 have been collected, yes, all Homeowners have paid for 2024. A Homeowner asked where our Ckg acct is located, which is at Key Bank. Zelle and Venmo discussed to pay Homeowner dues. Wendy-lot 13 said Key Bank does not offer Zelle for Business accounts and would need to be set up using a personal account. Venmo also needs personal account. Paris discussed the Annual Picnic, the budget of \$1000 for the picnic was approved, however we should not spend that due to not having enough in the HOA account for the 70% Reserve Fund. Paris continued that she was reviewing our replacement coverage of our 2 assets, the mailboxes and the brick monument, with our Insurance Agent. It's recommended to have 70% of the asset replacement value in a reserve account. Estimating \$20k replacement for the monument and \$8k replacement for mailboxes, we currently do not have 70% in our reserves to replace these 2 assets. Every year prices for replacement values will go up, estimating adding 15% to replacement costs each year. If we do not have enough in reserves, we will have to raise the annual dues. Stay tuned for updates on the picnic on the Website and FB page. The HOA had no new Homeowners move in during 2023.
- G. Architectural Control Committee (ACC) Report (Veronica Knudson-lot 6) reported that in her discussions with homeowners, she reminds them to request approval before starting any changes to the exterior of their homes.
- H. Welcoming Committee (Jennifer Robertson-lot 9/Katie Lohr-lot 29)-Not present, refer to Picnic info from Paris above.
- I. Wendy-lot 13 at approximately 8:10pm, asked homeowners if they would prefer to continue with the meeting going over-time, or schedule a 2<sup>nd</sup> meeting and it was decided to go over-time.

#### **IV. Election of Board of Directors: hold nominations and vote (Lea Yan, Wendy Carr)**

A. Board of Directors – Wendy said that Kylie was willing to volunteer for the next term. Mike- lot 12 said that he would volunteer for any position except Secretary, or BOD since Kylie was volunteering. Lea-lot 7 passed out paper ballots to all present, some chose not to vote, and the final count was out of 19 homeowners represented present, 11 Homeowners voted, 9 votes were for Kylie, 2 were left blank. Kylie was elected for the 3-year term of Board of Director.

a. Three-year position – Kylie McLaughlin is voted into the position

B. Volunteers needed:

a. President (1+ year position) OPEN (Wendy Carr has volunteered for the 2024-25 year-uncontested)

b. Treasurer (1+ year position) OPEN

c. Secretary (1+ year position) OPEN

d. Architectural Control Committee (1+ year positions) - 2 seats OPEN (Monique Beane & Veronica Knudson have volunteered for 2024-25, still need at least 1 more position filled)

#### **V. Meeting Adjourn – 8:30 pm**