



MCEHA 2025 Annual Meeting MINUTES

May 13, 2025 @ Mill Creek City Hall

Board of Directors, Officers and Committee members present:

Board of Directors- Paris S, Erin F, Kylie M

President-Wendy C

Treasurer-Not present, Mike M had other commitment

Secretary-No Secretary, temporarily filled by Wendy C

Architectural Control Committee- Veronica K

- I. **Sign-in & Proxy Count / Open** – 7:03pm - 26 members & proxies counted, quorum not met.
7:04pm – a member signed in bringing total members & proxies to 27-Quorum Met.
- II. **Minutes approved** from Preceding Annual Meeting on May 14, 2024, by homeowners present, Motion-Vernonica K, 2nd-Bob D. Approved.
- III. **Board, Officer & Committee Reports**
 - A. **Director Report:** Paris S-her term is up now; she would like to volunteer on the Welcoming Committee and help with Monument Maintenance.
Volunteers are needed – 3 ACC positions, Secretary, and a 3-yr term for Board of Director, Wendy to remain in President position unless a volunteer would like to step up.
2 new homeowners moved into the neighborhood in 2024.
The monument has not been covered by our insurance policy, so Paris worked with our agent and obtained \$25,000 coverage on the monument structure, which adds \$293 to our annual insurance premium.
 - B. **Treasurer Report:** Wendy C & Paris S asked if any questions on the budget presented. Greg D asked about no picnic in 2024. He doesn't think the HOA should pay anything toward picnic. Greg D asked for an explanation on the Reserve Fund & current bank balance. Paris explained that the Board will add any excess funds collected each year to the Reserve Fund. Wendy gave the current bank balance.
Bob D stated that with rising interest rates, we should move excess funds into several small CDs to earn interest.
Greg D asked how much the Board can raise the dues each year without approval from the homeowners. Wendy answered that the dues can be increased by 5% per year with Board approval.
Motion to approve Budget -Veronica K, 2nd by Janessa S. Approved.
Wendy C added that we still do not have access to receive dues payments online with our bank, using Zelle or Venmo.
 - C. **ACC Report:** Veronica K, as our only ACC member, reported that there were 4 ACC Design Approval requests in 2024, 1 is currently unfinished. She walks the neighborhood to look for ACC issues, knocks on doors in a friendly interaction, or leaves flyers noting any infraction. Recently 4 letters were sent for moss on driveways, 1 still pending, and shared

her frustration that she doesn't feel there is enough compliance enforcement to get all homeowners to respond in a timely manner.

Veronica gave notice of her intention to step down from the position going forward. There was discussion with homeowners and ACC and Board regarding the enforcement process in place and that it should be updated to have more enforceability. Veronica noted that some homeowners don't know all the rules, so the knock on the door or leaving the flyer is helpful & friendly. It was suggested to send an HOA wide email to give homeowners a list of compliance issues they should be aware of, and there was a reminder that we send spring & fall flyers with most issues on the flyer. The CCRs are located on the website as well for all to see. There is frustration that all don't just do the right thing and keep property in compliance, cleaned up, repairs up to date, etc. Paris mentioned the CCRs could be updated.

IV. Board of Director Vote

- A. Greg D raises questions before he nominates himself for position. CCRs are old, need updated, legal issues may arise with them as they are now. He will volunteer but it is conditional on changing the CCRs. He withdrew his nomination.
- B. Wendy reads the Director Duties from the Bylaws.
- C. Paris nominated Janessa S.
- D. Members present vote, Kylie M & Wendy C tally: 11 present, 11 votes, unanimous for Janessa S. Announced that Janessa will fill the 3-year term of Board of Directors.
- E. Wendy asked if there were any volunteers for the ACC committee positions or Officer positions (President, Secretary). Mike M will remain as Treasurer for another year. Wendy C will remain as President for another year. Secretary position is open, however a homeowner who is not present at this meeting, has voiced interest, will follow up.

V. Presentation on new Washington State HOA Legislation – Erin F

- A. Erin shared some important notes on the **Washington Uniform Common Interest Ownership Act (WUCIOA), the new State HOA Legislation** that has been passed, some in effect since 2019 and some taking effect January 1, 2026, and January 1, 2028. For our MCEHA to be in compliance with the new laws, there are some steps and actions we need to take and changes that will affect our Bylaws and CCRs. All HOA's, single family homes, condominiums, etc., will be under the same legislation. The new laws affect every area from Rules, Finances, Communication, Governing Documents. It is highly recommended that MCEHA hire an attorney to review our Bylaws and CCRs and make recommendations on any vulnerabilities in our documents.
- B. To remain a "Self-governing HOA", Erin recommends we hire a HOA Law Group attorney to access our Governing Documents with recommendations for approximately \$1,600.00. This would be paid out of our Reserve Fund.
- C. Another option for MCEHA is to pursue information on merging our neighborhood with the Mill Creek Community Association. MCEHA would be fully absorbed and part of the MCCA, with many benefits, including no pressures to volunteer, professional management, fully compliant with State Regulations, consistent covenant compliance, community events, parks, trails, playgrounds and private security patrols. Their dues are \$736 / year, payable online, monthly, quarterly, or in a lump sum.
- D. Questions from homeowners in attendance: what percentage of homeowners are needed to approve merging with another HOA, is volunteer opportunities available at MCCA, and other discussions about MCCA, benefits of remaining a "self-managed HOA".

- E. The Board will meet soon and provide information to homeowners regarding our legal compliance with WUCIOA, and all info received about the option to merge with MCCA, and any other important info. There is not an active push to join MCCA, but there is a lot of information needed to present as an option. Homeowners would need 67% approval to make this decision. Only fact gather, at this time.
- F. Bob D spoke to the group about his desire to remain a “self-governing HOA” and to keep working on ways to have more volunteers, work together, pride in our community.

VI. Meeting adjourned at 8:40pm