



**MOUNTAIN PARK HOMEOWNERS ASSOCIATION**

9212 161<sup>ST</sup> STREET COURT EAST  
PUYALLUP, WASHINGTON 98375  
MPHA-TREASURER@COMCAST.NET

**2018 Annual Membership Meeting Minutes  
January 17, 2019  
Stahl Jr. High**

The President, Phillip Turner, called the meeting to order at 7:12 PM. Phillip introduced himself and stated that we made our 24-member meeting quorum. There were 25 voting members (accounts) and 42 attendees overall. After verifying the quorum with Secretary Mychelle Evans (4-31), it was motioned by Treasurer Bob Welsh (1-39) and Seconded by Vice President Brett Evans (4-31) to continue the meeting.

A brief history of MPHA was discussed. Developed June 8, 1982 by Peter Naccarato. It was built in 4 phases and includes 244 total units. MPHA is governed by in the form of article of incorporations, protective covenants, restrictions and easements, and by-laws.

The president introduced members of the board, President Phillip Turner (3-02), owner for 11 years and BOD for 4 years, Brett Evans (4-31), Vice President, owner for 12 years and BOD for 3 years. Bob Welsh (1-39) Treasurer, owner for 35 years and BOD for 29 years. Mychelle Evans (4-31), Secretary, owner for 12 years and BOD for 3 years. Jacob Robinson (2-07) Member at Large, owner for 14 years and BOD for 5 years. Terri Conover (2-12) Welcoming Coordinator, resident for over 14 years.

Brett Evans's term on the BOD is expiring after 3 years of service as Vice President. A BOD position is open for nominations. There will be nominations for this opening before the meeting concludes.

A brief AGENDA outline was presented. The President stated that information presented in this meeting would be included in the minutes published in the 2018 Annual Report in the spring.

2017 meeting minutes were published with the 2018 Spring newsletter Bob Welsh (1-39) made a motion to accept the minutes as written. Jacob Robinson (2-07) seconded the motion. No motions to read the minutes were requested. 2017 Minutes were entered into the record.

Next order of business was the required treasury report presented by Bob Welsh. Bob reported on the current state of income (assessments \$24,682.00, finance charges \$2,651.18 late charges \$540, interest \$00.00, fines \$3,075 and fees \$1,899) income statement, accounts receivables (\$19,154.07), 2018/19 budget and a list of 32 delinquent members (as of 12/31/18) as required by the PCRE. The Treasurer reported that MPHA had 7 liens, and 1 pending with bank actions. Our assessments are enough to support our expenses and contribute to the five-year plan. The reports mentioned will be contained within the 2018 Annual Report.

After the reports were presented, the first Door Prize (\$25.00 Home Gartenmeister Gift Card) was drawn and presented to Jester (2-30).

The President then turned the meeting back to Bob who reviewed the ACC actions of the past year showing 188 violations for 2018, which is a significant increase from 2017. He stated the ACC is here to keep our property values up. Most violations involved nuisance (unkempt properties/curb appeal (Section 6) and screening of garbage/recycle cans (Section 14/18). The ACC volunteers have done a tremendous job in alerting homeowners of being in violation, so that the violations can be remedied

quickly. The Board would like to start the Awards Program again which would recognize members that maintain the standards set forth in the PCRE's; the program "Yard of the Quarter" and "Yard of the year". This requires volunteers to nominate members to the board for consideration. ACC is currently looking for volunteers to support all functions.

MPHA is currently seeking a volunteer for the position of ACC Chairperson. Please contact Bob if interested.

Common areas were discussed to include the park, main entranceway, streetlights and mailboxes. A reminder that mailboxes are the owner's responsibility and USPS provide the keys. MPHA is considering selling the parcel mailboxes located at the park. USPS states they no longer use them since we upgraded the mailbox units to include parcels. All 34 streetlights are maintained by MPHA-ACC at a considerable cost savings. If a member sees a light that has a problem, please MPHA know by e-mail. In 2018, we had 1 service call. 1 corrected by MPHA.

MPHA has been investigating improvements to the park: upgrading the toys, possibly adding a half basketball court, dog litter bag dispensers, adding a large gate for maintenance access, and better landscaping. Ask Bob for a gate key if you don't have one.

After the ACC presentation, the second Door Prize (\$50.00 Gartenmeister Certificate) was drawn and presented to Bogdan Gerganov (4-38).

The President, Phillip Turner, discussed Safety/Security issues. Our neighborhood had 18 reported incidents in 2018 ranging from burglary to vandalism and car break-ins. He stressed how important it is to report any instance of crime. Call the local Pierce County Sheriff's office at 253-798-4721 and talk to a dispatcher. It was mentioned that if the board receives information of vandalism or any other issue, they would send out an email notice to our members to make them aware. We can only do this if we are informed of these issues as they happen. If issues continue with homeless people on the east side of the development, please report to "Pierce County Responds" through the health department also if you feel you have a neighbor with yard debris that could involve rodents.

In general, get to know your neighbors and watch out for one another. Please communicate concerns to MPHA.

A Facebook page has been created for MPHA. We can post here for security concerns, community ideas and activities. Follow this link: <https://www.facebook.com/Mountain-Park-Homeowners-Association-814080098694259/>

Please make sure your email is registered with MPHA so you don't miss out on security reports, newsletters, and activities. Send Bob an email if you so you can be added to the MPHA email list. [MPHA-Treasurer@comcast.net](mailto:MPHA-Treasurer@comcast.net)

#### New Business:

(1) Nominations for BOD. Brett Evans was recognized for his service with the association. Nominations were taken from the floor. Brett Evans said he would welcome the opportunity to serve another 3-year term. He was nominated by Mychelle Evans (4-31) and seconded by Diana Amundson (4-32) Sean Lehtimaki (2-53) was also nominated by Irene Bautista (2-53) and seconded. Sean accepted the nomination. Nominations were closed by motion Bob Welsh (1-39) and seconded by Phillip Turner (3-02). Members were instructed to vote by writing the name of the selected nominee on the index cards provided. There were 28 cards submitted. Votes were counted twice. Once by the secretary Mychelle



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Evans, and confirmed by Treasurer Bob Welsh. There were 19 votes for Brett Evans, and 9 votes for Sean Lehtimaki. Brett Evans was elected to the BOD for another three-year term.

(2) Request for volunteers for BOD Support. Members were instructed to fill out the volunteer form. Volunteers requested to assist Terri Conover with the welcoming committee.

(3) General discussion from the members:

(a) Sean Lehtimaki (2-53) suggested we consider upgrading our entrance sign. MPHA requested that he submit some possible recommendation and/or pictures to the BOD for discussion.

(b) Steve Conover (2-12) Asking for the MPHA to consider thinning trees in the park. Their property is adjacent to the park and they are having problems growing shrubbery for privacy.

(c) James McGowan (1-77) Expressed concern regarding insurance rates if we upgrade the big toy in the park and install a half-court basketball hoop.

(d) Steve Conover (2-12) Concerned about the trees in the park after the last big storm we had. Wants MPHA to consider cutting some down. Possibly have someone come look for diseased trees.

(e) One member donated to the flag program. They really enjoy seeing the flags.

(f) BOD- Summer BBQ in the park will happen this year. Watch for dates in the newsletter or via email.

(g) Sheri Van Veldhouse (021) stated the mailbox unit on 161<sup>st</sup> and 97<sup>th</sup> repair is failing. Mailbox is still leaning.

Third door prize \$100 Gartenmeister Gift Certificate. Ticket was drawn and presented to Joe Trinko (2-51).

With no further business a motion to adjourn was made by Jacob Robinson (2-07), seconded by Brett Evans (4-31), and approved by all the members. Meeting adjourned by the President at 8:35 PM.

Respectfully submitted by:  
Mychelle Evans  
Secretary

cc:  
Bob Welsh, Treasurer  
bod

**APPROVED: 3-5-2019 (email/verbal BOD verification)**