



MOUNTAIN PARK HOMEOWNERS ASSOCIATION

9212 161ST STREET COURT EAST

PUYALLUP, WASHINGTON 98375

mphapuyallup@yahoo.com

2019 Annual Membership Meeting Minutes

January 16, 2020

Stahl Jr. High

The President, Phillip Turner, called the meeting to order at 7:10 PM. Phillip introduced himself and stated that we made our 24-member meeting quorum. There were 24 voting members (accounts) and 30 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 12 years and BOD for 5 years, Brett Evans (4-31), Vice President, owner for 13 years and BOD for 4 years. Bob Welsh (1-39) Treasurer, owner for 36 years and BOD for 30 years. Mychelle Evans (4-31), Secretary, owner for 13 years and BOD for 4 years. Jacob Robinson (2-07) Member at Large, owner for 15 years and BOD for 6 years. Terri Conover (2-12) Welcoming Coordinator, resident for over 15 years.

Jacob Robinson's term on the BOD is expiring after 6 years of service as Member at Large. 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 2020 Spring Newsletter in April/May.

2018 meeting minutes were published with the 2019 Spring newsletter Phillip Turner (3-02) made a motion to accept the minutes as written. Jacob Robinson (2-07) seconded the motion. No motions to read the minutes were requested. 2018 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 \$30,212.94, finance charges \$5,595.02, late charges

\$1,090.00, interest \$0 , fines \$1,650.00 and fees \$2,400.00) income statement, accounts receivables, 2019/20 budget and a list of 31 delinquent members (as of 12/31/19) as required by the PCRE. The Treasurer reported that MPHA had 5 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 2019 Annual Report.

After the reports were presented, the first Door Prize (\$50.00 Gartenmeister Gift Card) was drawn and presented to Dave Jester (2-30).

The President then turned the meeting back to Bob who reviewed the ACC actions of the past year showing 156 violations for 2019, which is a decrease from 2018. 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 for inspections.

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 mailbox units are MPHA responsibility and owners 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 at a considerable cost savings. If a member sees a light that has a problem, please MPHA know by e-mail. In 2019, we didn't have any service calls for light repairs.

MPHA has made significant improvements to the park: A new big toy for the children was put in, dog litter bag dispensers to clean up after your pets, added a large gate for maintenance access, and better landscaping. Contact Bob for a gate key if you don't have one.

After the ACC presentation, the second Door Prize (\$75.00 Gartenmeister Certificate) was drawn and presented to Jacob Robinson (2-07).

The President, Phillip Turner, discussed Safety/Security issues. He stressed how important it is to report any instance of crime. The patrols are based on statistics. 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 crime or concern, 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 north side of the



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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. Email MPHAPuyallup@yahoo.com to be added to the list.

New Business:

(1) Nominations for BOD. Jacob Robinson was recognized for his service with the association. Nominations were taken from the floor. Jeff Radcliff (1-03) stated that he would like to run for the open BOD position. He was nominated by Phillip Ellson (3-30) and seconded by Iliev Gerganov (4-38). No other nominations to the floor. Nominations were closed by motion Bob Welsh (1-39) and seconded by Phillip Turner (3-02). Members voted in favor of Jeff Radcliff 24/0. Jeff Radcliff was elected to the BOD for a three-year term.

(2) Request for volunteers for BOD Support. Members were instructed to fill out the volunteer form. Requesting volunteers for the annual audit, ACC, and welcoming committee.

(3) General discussion from the members:

(1) Cynthia Marion (0-10) Concerned about rentals/HUD housing. Many are in disrepair. Asking what MPHA is doing about that. MPHA can only contact the owners of the property. Violations/Fines are reported to owners. It is owner responsibility to comply.

(2) Doyle McPherson (1-80) Thinks that they are being singled out with ACC fines. Complains that neighbors are worse than they are. MPHA treats each violation separately. Only if complaint is filed, is a violation issued. ACC is short volunteers. WILLING TO VOLUNTEER FOR ACC

(3) Deborah Beasley (2-14) Asked about the future plans of the front entranceway on 160th. MPHA plans on adding rocks and railroad ties to border the bark. Mostly to keep cars from parking in the bark. Bark was placed as a low maintenance option to the sprinkler system that kept getting destroyed by vehicles.

(4) Rolen Heath (2-69) Concerned about cars parking along the entrance on 95th. Seems as if the townhomes are using it as overflow parking. MPHA- This road section is not part of MPHA. The roads are county roads. We cannot post no parking signs. Call sheriff if there is a concern of a vehicle.

(5) Steve Conover (2-12) Additional comment to townhouse parking issue. He stated that he called Pierce County on a disabled van and it was towed within a couple days.

(6) Jeff Radcliff (1-03) Stated that he was able to obtain permission from the property owner of the wooded area along 95th/160th. Asked for volunteers for clean-up. This is not a sanctioned MPHA clean up. This is a private matter.

(7) Kris Cosme (2-66) Asked about electronic payments for dues. MPHA is working with the CPA for this. In the meantime, a check generated from your banks bill pay service will suffice.

(8) Chris (????)- Stated that the interior lock on the gate to the park is broken. MPHA will look into this.

(9) Teri Conover (2-12) Very happy with the park. The big toy looks great!

(10) Ellson (3-30) Asked if the presentation will be emailed. MPHA- We can email this upon individual request. Also has security concerns. MPHA- Everything must be reported to Pierce County Sheriff. Crimes, suspicious activity, etc. Patrols are based on statistics. If PCS doesn't know, we won't get additional patrols. Also notify MPHA, if possible, so we can alert members.

(11) Kevin Hoffman (1-09) Security Concerns. Stated that they have been victim of car prowling several times. Unclear if it was reported. MPHA- Best to invest in security devices to deter prowlers. Cameras, alarms, etc. Again, please report everything.

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 Bob Welsh (1-39), seconded by Brett Evans (4-31), and approved by all the members. Meeting adjourned by the President at 9:12 PM.

Respectfully submitted by:
Mychelle Evans
Secretary

cc: Bob Welsh, Treasurer

Minutes submitted by MPHA/S this date _____
MOTION made to accept: _____, 2nd: _____
Disapproved/amended as noted/Approved.