



MOUNTAIN PARK HOMEOWNERS ASSOCIATION

9212 161ST STREET COURT EAST
PUYALLUP, WASHINGTON 98375
mphapuyallup@yahoo.com

**2023 Annual Membership Meeting Minutes
January 18, 2024
Stahl Jr. High**

The President, Brett Evans, called the meeting to order at 7:10 PM. Brett introduced himself and stated that we met our 24-member meeting quorum. There were 26 voting members (accounts) and 55 attendees overall. After verifying the quorum with Vice President Lisa Mason (3-24), it was motioned by Treasurer Bob Welsh (1-39) and seconded by President Brett Evans (4-31) to continue the meeting. Secretary Mychelle Evans (4-31) absent.

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 Brett Evans (4-31), owner for 15 years and BOD for 7 years, , Lisa Mason (3-24) Vice President, owner for 4 years and BOD for 2 years. Bob Welsh (1-39) Treasurer, owner for 39 years and BOD for 35 years. Mychelle Evans (4-31), Secretary, owner for 15 years and BOD for 7 years. Derek Zable (1-61) Member at Large, owner for 1 year and BOD for 1 year.

Brett Evans's term on the BOD is expiring after 7 years of service. 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 2024 Spring Newsletter in April/May.

2022 meeting minutes were published with the 2023 Spring newsletter Brett Evans (4-31) made a motion to accept the minutes as written. Lisa Mason (3-24) seconded the motion. No motions to read the minutes were requested. 2022 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 \$23,920.74, finance charges \$807.49, late charges \$1,420.00, fines \$250.00 and fees \$600.00) income statement, accounts receivables, 2023/2024 budget and a list of 32 delinquent members (as of 12/31/23) 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 2023 Annual Report.

After the reports were presented, the first Door Prize (\$50.00 Visa Gift Card) was drawn and presented to a member.

The President then turned the meeting back to Bob who reviewed the ACC actions of the past year showing 53 violations for 2023, which is a decrease from 2022. Decreases contributed to limited volunteers. 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. No parking near the mailboxes. USPS will not deliver if mailboxes are not accessible by the mail truck. 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 2023, we had 10 street light maintenance calls. 3 corrected by MPHA, 7 by PSE. The park is in need of repairs. Needs new lawn, concrete borders, fresh bark, fence repair, and shed repair.

After the ACC presentation, the second Door Prize (\$100.00 Visa Gift Card) was drawn and presented to a member.

The President, Brett Evans, discussed Safety/Security issues. He stressed how important it is to report any instance of crime to Pierce County Sheriff. 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.

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



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New Business:

(1) Nominations for BOD. Brett Evans (4-31) was recognized for his service with the association. Nominations were taken from the floor. Brett Evan (4-31) stated that he would like remain in the BOD . He was nominated by Derek Zable (1-61) and seconded by Bob Welsh (1-39). No other nominations to the floor. Nominations were closed by motion Bob Welsh (1-39) and seconded by Derek Zable (1-61). Members voted in favor 26/0 of Brett Evans (4-31) and 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. Requesting volunteers for the annual audit, ACC, and welcoming committee.

(3) General discussion from the members:

Member brought up a potential bathroom at the park. Discussion is that this would be extremely expensive. We would have to put in a septic system and hire a service to clean it daily. Insurance costs would increase Honey Bucket option involves too much liability.

Member wanted to ask for tree removal services for personal use. Several companies were mentioned.

Member asked about trash receptacles for dog waste. Dog walkers have potty bags available throughout the neighborhood. Members are responsible for their own trash. Garbage service throughout the neighborhood is costly and invites people to misuse it.

Member asked about the dark intersection on 161st and Gem Heights. This is outside of Mountain Park HOA. This is a Pierce County issue. Members with concerns are asked to contact Pierce County directly.

Third door prize \$150 Visa Gift Card. Ticket was drawn and presented to a member.

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 9:05 PM.

Respectfully submitted by:
Mychelle Evans
Secretary

cc: Bob Welsh, Treasurer

Minutes submitted by Mychelle Evans, MPHA/S this date January 16, 2025.
MOTION made to accept as written: P, 2nd MAL
Motion approved 28/0 by membership. Minutes to be submitted to record.