

May 5, 2019 ANNUAL MEETING MINUTES
(with correction made November 6, 2019)

Meeting called to order at 3:02 pm by President Keith Fabling

Welcome Homeowners/Introductions of Board Members

- 39 people attended representing 29 lots. Five proxies were received.

Reading of the May 2018 Annual Meeting Minutes was waived. Copies available. Approved.

Board Updates

- JC Higgins & Associates was hired in August to be Manorwood's management company. Rebecca Arroyo, Association Manager, explained her company's role in financial management and covenant compliance. Red doorknob notices for severe noncompliance were shown. A comment from the floor suggested mailed violation notices include a statement that Rebecca is happy to talk with homeowners about when compliance can be expected or to set up a payment plan for fines. A statement from the floor questioned whether we are following RCW (Revised Code of Washington) 64.38 regarding notifying homeowners of fine schedules.
- Manorwood hired Association Reserves to perform a formal reserve study in November 2018. The study recommended a one-time special assessment of \$120,000.00 to homeowners to meet maintenance requirements of our Common Areas for the next 30 years. At this time, an assessment of \$1052.63/Lot is not supported by the Board. It is hoped that modest dues increases together with investment earnings will allow us to avoid an assessment. Because the Tennis Courts are not used and the RV Lot is not at capacity, selling those two areas is under consideration assuming a builder would find it profitable. A letter signed by 2 homeowners urged the RV Lot be preserved. Other recommendations from the floor were to build a restaurant, extend the RV Lot to include the Tennis Court area, increase fees for RV storage, or sell the RV Lot and use the Tennis Courts for RV storage.
- Other projects accomplished this year include pool replastering, installation of a gas fireplace, replacing trees in the Manorwood median, and updating of the Clubhouse electrical panel and outlets.
- Future projects include replacement of the pool deck and north Tennis Court fence, as well as repair of the Clubhouse driveway entrance.

2018 Financials

- Rebecca Arroyo provided copies of Manorwood's January 2018-December 2018 and April 2019 Cash Flow records. Questions from the floor were addressed.
- It was announced the fiscal year for Manorwood will be changing to Jan 1 - Dec 31 to coordinate with JC Higgins financial programs and federal tax filing.

Vote on 2019 Budget

- 23 homeowners approved, 6 disapproved. The 2019 budget was passed.

Committee Reports

- ACC – Lot 20 construction is nearing completion. Application for house & trim paint have been received. Trees require maintenance to stay safe & healthy. Only an ISA Certified Arborist's evaluation and risk assessment will be accepted for the removal of trees that are not obviously dead.
- Pool – The Board approved Jami Overby's request to open the pool Thursday, May 9th. Volunteers will be checking chemicals until attendants are hired. Applications for pool attendants are due May 10th. Interviews will be this week and training will be offered for back-up volunteer attendants.
- Grounds – The sprinkler system has been extended on the parking strip to Shaw Rd.
- Facility Manager/Clubhouse – WiFi will be turned off to save \$35.00/mo from Sept to May.
- Tennis/Pickle Ball Courts – Nets are up
- Activities – The Hawley family has graciously agreed to host the annual 4th of July Parade & BBQ. Puyallup Police and Central Pierce Fire & Rescue will both participate.
- Welcome Wagon - Eight new homeowners were welcomed this year.
- Newsletter – John Adamson is the editor of our quarterly newsletters. The next one is due out July 1st. Submissions are due June 1st.
- Website - David Goodrich, a homeowner, was welcomed as our new webmaster. Among other things, www.Manorwood.org features copies of Board meeting minutes, newsletters, ACC Guidelines/Applications, and a calendar and application form for Clubhouse rental.

Current Issues

- Keith Fabling reported he is in discussion with Ted Hill, City Engineer, about poor site distance turning north from Manorwood Drive onto Shaw Road. Moving the PSE electrical box, which services all of Manorwood, from Shaw Road to Manorwood Drive would be expensive, but may be the best option. Installing a traffic light is out of the question because of the \$1 mil cost.
- **11/6/2019 CORRECTION** . A homeowner expressed displeasure about hiring a management company after 40 successful years of self-management by a volunteer board. Discussion followed.

Board of Directors' Election (2 positions)

- David Goodrich, Linda Dement, and Michael Dresdner volunteered to run. David Goodrich and Linda Dement were welcomed to the Board.

Current Board Meeting Dates – June 6, July 11, August 8

Adjournment – 4:45pm