MOA Board Meeting Minutes

6:30pm

May 14, 2026, in the Clubhouse

Board members present: Linda Dement, Mark Thurber, Dave Ericson, Kathy MacLeod, Katrina Hays, Phil Carter, Eric Ballard, Heidi Burkheimer
Non-Board members present: Lorne Martin, Penny Thorpe, Sarah and Jeff Nusser
Board members absent: Stephanie Benson

OPEN FORUM
N/A

QUORUM ESTABLISHED
Yes

MINUTES
Approval of the April 9 minutes completes

FINANCIAL REPORT

JC Higgins emailed February financials to the board. Total assets: $183,664.53, Savings: $97,037.62 ($74,854.09 savings, $22,183.53 reserve funds); Reserves, $6,623.07, $77,000 in Edward Jones. As of March 11, 2026, 8 lots had delinquent balances . All were sent reminder notices – three with liens, 1 lot is making payments.

COMMITTEE REPORTS

1. Committee reports, as necessary:
   a) ACC/Covenant Compliance Report – Kathy MacLeod and Penny Thorpe reported lot 73 had a tree removal approved due to bark beetles, lot 37 has been bought and has been approved for 3 actions (taking down trees, restoring deck, and paint colors), lot 11 has asked for paint approval and will be asked for swatches, lot 17 has completed siding and painting, lot 60's fine was canceled due to good communication (they will be asked if a neighbor can help with keeping trash cans out of sight), lot 58 moved their compost out of sight and will address faded paint, lot 95 has a small camper that needs to be moved, lot 95 has a car under a tarp and will get a letter asking if the car is operable, lot 87 has replaced two trees that were removed, lot 83 has not submitted a plan to replace trees removed without approval.
   It was discussed that two members of the ACC can approve replanting plans as long as they get the required form. Making language clear around the ACC's ability to ask for pains swatches was discussed.

   b) Pool/Door Codes – Linda Dement)/Heidi Burkheimer/Jon House report the pool attendants have a meeting coming up for training, most are repeat attendants, Linda has plans to replace old pool noodles, etc.

   c) Grounds – Mark Thurber and others report the gate on tennis court appears to have been broken, attempts to repair during the meeting failed, both sides being locked was discussed, Gary fixed a pipe with no cover.

   d) Clubhouse – Linda has the new clock, the vanities are being replaced and sinks are getting repaired, an attempt will be made to divert water to increase pressure.

   d) Tennis/Pickleball Courts – A quote for pressure washing will be sought to prepare for the summer.

   e) RV Lot – Ken Cook

f) Activities – Stephanie Benson not present, there are plans for a 4th of July event, a suggestion of an event similar to Porch Fest was made

g) Welcome Wagon – Kathy McLeod
Kathy reported no new homeowners.

h) Newsletter – Available
Kaylin Dement and Linda Dement will create a newsletter, Kannect app account needs checking for set up

i) Website/Communication – Vacant
Mark Thurber indicated that Jennifer Reed can assist with getting access, paying an agency to do this was deemed too expensive.

j) Clubhouse Rentals – Linda Dement
There were no rentals planned until June, aside from board meetings.

Old Business

a) Capital Projects
   a. Pool
      - VGB – replace cover and check for new pipe diameters – end of pool **season 26**
   b. Update ACC Guidelines – more work/edits/review needed after annual meeting
      - Updates to the ACC Guidelines "Trees" section
      - Updates to the ACC Guidelines "Exterior Lighting"
      - Consider paint samples on the structure for paint approvals
   c. Lot #83
   d. CCR/By-laws Edits for consideration
      - CCR/By-laws
         1. Short Term Rentals; Limit rentals – look to RCW
            a. City of Puyallup and State allow them
            b. Chicken conversation came up
         2. Review CCR/By-laws – for possible amendment
         3. Rental Cap -homes used as rentals are capped at number of 5 long-term rentals

New Business

Next meeting dates: June 11, July 9, August 13.

ADJOURNMENT 8 PM