MOA Board Meeting Minutes

6:30pm February 12, 2026, in the Clubhouse

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

OPEN FORUM
N/A

QUORUM ESTABLISHED
Yes

MINUTES
Approval of the November 25th, 2025, MOA Board minutes and the December 18th 2025 MOA Annual Meeting minutes draft were tabled until the next month MOA Board meeting in March 2026.

FINANCIAL REPORT

JC Higgins emailed January financials to the board. Total assets: $166,429, Savings: $79,802 ($61,551 savings, $18,251 reserve funds); Reserves, $6,623, $77,000 in Edward Jones. As of January 15, 2026, 5 lots had delinquent balances –for dues, 4 RV lots. All were sent reminder notices – two with liens, 1 lot is making payments.

COMMITTEE REPORTS

1. Committee reports, as necessary:
   a) ACC/Covenant Compliance Report – Kathy MacLeod
   Kathy reported that Lot 92's application for tree removal was on hold. It was decided that the ACC needed to reconvene and decide the exact wording for the changes to the ACC Guidelines on exterior painting, tree removal, and exterior lighting before the Board can vote on the changes. No compliance report was provided for the months of December or January.
   b) Pool/Door Codes – Linda Dement)/Heidi Burkheimer/Jon House
   No report

   c) Grounds – Mark Thurber –
   The three trees that were hit and knocked down were removed from the center island. The need to replace the hose that provides water to the monuments needs to be replaced prior to summer.
   d) Clubhouse –
   Pending
   Board approved up to $2,000 total for both vanities, sinks, etc.
   Replacement clock - Need for new clocks inside and out by the pool. Heidi will look into the cost of buying two clocks and report back to the board at March's Board meeting.

   d) Tennis/Pickleball Courts –
      a. Mid to end of October to take down nets – was it down?

   e) RV Lot – Ken Cook
   No report

   f) Activities – Stephanie Benson
   No report

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

h) Newsletter – Available
Still open – Email out – requesting articles of members to have them for a fall newsletter.

i) Website/Communication – Vacant
No report, but the Board was wondering if Antone was doing the newsletter? Linda's daughter? Katrina will look into Computer companies that would handle the website and newsletter and will report back at the next monthly meeting in March.

j) Clubhouse Rentals – Linda Dement
There were two reservations for February and reservations for the MOA monthly 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. 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

b) **New Business**
   a. Board roles/positions: It was proposed:
      - President-Linda Dement
      - VP-Eric Ballard
      - Secretary-Katrina Hays
      - Treasurer-Phil Carter

Next meeting dates: Mar 12th, April 9, and May 14th.

ADJOURNMENT 7:45 PM