



Meadow Creek
Community Organization

Annual Meeting Agenda

Emailed 3-14-2021

Response requested by 3-28-2021

1. Sign-in and establish quorum

Quorum will be established once we receive at least 9 survey responses as votes from homeowners.

(https://forms.office.com/Pages/ResponsePage.aspx?id=DQSIkWdsW0yxEjajBLZtrQAAAAAAAAAAAAAc_4A2JSNUN1dPQ1IxMDdNODUxREJNS0ZLRFBPQUc4Ny4u)

2. Website Update – Any recommendations for improvements

No updates made in 2020/2021 other than information posted. Please send me any ideas to improve communication in the community. Email will continue to be used, and its updated at least once per year.

Note...if you are selling or refinancing your home (as many maybe doing given the low rates), the HOA's rules and bylaws are available on our website:

<http://www.meadow-creek.org/hoa-rules-and-regs.html>. To get dues confirmation, please have the title company email me at treasurer@meadow-creek.org or jugdhoot@hotmail.com

3. Landscaping Update –

In 2019, we revisited the cost and service provided by Fredy's landscaping. We decided to keep Fredy on, and we have seen service improve, together with a slight reduction in rates. This year rates are expected to remain flat and represents great value to homeowners.

4. Block watch update / Social update

The annual neighbor day picnic last year was again a great success even during COVID, and thanks very much to Carrie Aguirre for organizing that event, plus the Hot Cocoa event later in 2020. We are planning to have another event again this year once all the COVID-19 (Coronavirus) impacts have reduced.

Carrie...you will hopefully again coordinate? 😊.

5. Park Equipment – Refresh completed.

Work is done, and it looks good. Let us know if folks have any ideas to continue improvements to the park.

6. Fence repaint and major repairs completed this year (last painted in 2010 for \$5500, this year cost was nearly \$11,000 due to extensive repairs and rise in costs)

We finally completed a refresh painting and extensive repair of the community fences. Its amazing how much fence we own! We have confirmed with the city



that we are, in fact, responsible for the fencing along NE Inglewood road. Hopefully, because of this major work, we should be good for at least 5+ years or longer.

7. Treasurer's Report

- a. Spending 2020/2021*
- b. Review proposed budget for 2021/2022*
- c. Ratify budget*

1) Our goal is to keep dues at last year's rate of **\$650 due April 15th**.

2) Payments should once again be made through Zelle, a person to person payment system used by many banks. Details will be provided with the dues notice.

3) Largest cost last year was the fence repaint. With both the park refresh in 2018 and the fence repaint in 2020, we don't expect any major expenses for the next few years. As a result, our goal from a financial perspective is to once again build up our reserve. However, costs such as required insurance and King County real estate taxes continue to rise, so we may see rate increases in future years. We will do our best to hold rates low by maintaining a community based "no cost" running of the HOA.

8. Review of MCCO Rules and Homeowner Responsibilities

- a. Payment of dues*
- b. Applications for major landscape changes*
- c. Fence colors*
- d. Maintenance of yards*
- e. Garbage cans*
- f. Parking*
- g. Compliance with local regulations*
- h. Parking during school drop off times*

A reminder that NE 6th Ct is a public street and so is subject to local laws. Reminder, please keep front yards clear of debris, neat and tidy. We want our community to remain engaging and pleasing to all who live here and visit.

Note, trash pick up is now Thursdays.

9. Nominate any new members to the board

- a. Review director's position and responsibilities*
- b. Nominations from the floor and second nomination*
- c. Statement from all nominees*
- d. Vote (one ballot per household) and tally*



Meadow Creek
Community Organization

Anyone wanting to become a new member to the board, please let us know via the survey. It's a very minimal time commitment (other than for the me as treasurer managing the finances 😊). Please note that by keeping our HOA run by homeowner volunteers, we don't pay management fees!

10. New business

Let us know any new business

11. Adjourn