A close up of some leaves

Description automatically generated with low confidence

**MAPLE RIDGE ESTATES HOA BOARD MEETING –**

**Date: 2/05/2025**

**Minutes**

1. **Call to Order 7:04pm**
2. **Attendance**

Toni Pratt, Al, Jenn Shattuck, Pete Giere, Vivien Lu

Guest: Kristine Beaver

Absent: Gigi Tiotuico, Liz Callaway

1. **Approval of Prior Minutes – Minute approved**
2. **Treasurer’s Report**

Total December & January expense: **$7,222.33**, most of it was for Canber maintenance, Alliance Insurance 205 D&O Policy, and Cedar River. Total Checking/Saving balance as of January 31, 2025 is **$30,566.11 w/ $25k reserve**. Currently Available is **$5,566.11**. HOA dues collected from December & January are **$1,075**. In 2025, HOA Fees will increase **$6 (3%) to $221.00** per year.

1. **ACC**

* The playground at the park is in need of new bark. We will be fluffing the bark to assess whether it is necessary to procure new material. (Spring 2025)

1. **Maintenance**

* **Street Light Replacement & Upgrade:** Improve lighting in darker, wider, and deeper areas of concern. Recent break-in incidents have highlighted the need for better lighting.

1. **General Discussions**

* **Food Drive for Maple Valley Food Bank:** **(February 8, 9 AM–12 PM)**, Hosted by Kristine.
  + A food drive will be organized for the Maple Valley Food Bank. A list of preferred items will be provided (e.g., canned food, hygiene items, baby products).
  + Donation boxes will be placed on the porch for drop-off.
* **FAQ Welcome Packet/Flyer:** Create a welcome packet or flyer for new homeowners with HOA contact information and neighborhood details.
* **Neighborhood Crime & Wildlife Awareness**
  + Post a blog update about recent home robbery incidents and wildlife activity.
  + Encourage neighbors to remain vigilant, watch out for unknown or suspicious cars.
* **Landscape Maintenance Contract:** It is recommended to update or negotiate a new contract with Canber for landscape maintenance. The current services include monthly trimming, bi-weekly leaf cleanup, and fertilization.
* **Spring Cleanup (April 11–14)**: We will have separate dumpsters for general household waste (Across from Jenn) and yard waste (Across from 13906 SE 158th). A flyer will be distributed to homes a day before the event, stating: "The dumpster service is being funded by HOA funds, and it is based on the honor system. Please follow Republic Services' garbage rules, or we may not be able to continue offering this service next year."
* **Beautification Day (Saturday, June 7):** Presents a great opportunity for the community to clean up and collect trash along 140th Street. The benefits include reducing crime, saving on cleaning costs, and increasing home values. Further details need to be finalized.
* **Summer Picnic** **(Saturday, August 23)**
  + Based on feedback from 2024, we will continue to have sandwiches and an ice cream truck.
  + Ice cream truck schedule will be confirmed first before finalizing other event details.

1. **Meeting Adjourned - 8:15pm**

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| **Board meetings** will be held **every 1st Wednesday of every other month** in the evening. A reminder will be sent out.   * + - April 2nd 7:00pm     - June 4th 7:00pm     - August 6th 7:00pm |

Next meeting – 4/02/2025.Location: TBD