A close up of some leaves

Description automatically generated with low confidence

**MAPLE RIDGE ESTATES HOA BOARD MEETING –**

**Date: 12/04/2024**

**Minutes**

1. **Call to Order 7:07pm**
2. **Attendance**

Gigi Tiotuico, Al, Jenn Shattuck, Pete Giere, Vivien Lu

Guest: Kristine Beaver

Absent: Toni Pratt, Liz Callaway

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

Total October & November expense: $4,561.56, most of it was for Canber maintenance, DTG Recycle for Fall Cleaning Dumpsters, and Cedar River. Total Checking/Saving balance as of November 30,2024 is $36,713.38 w/ $25k reserve. Currently Available is $11,713.38. HOA dues collected from October & November are $215. 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**
2. **General Discussions**

* **Internet Cable Issues:** The new house on *[redacted]* has an orange internet cable hanging on trees. **Al** has contacted Comcast, which confirmed that this is a temporary setup until the cable can be routed underground.
* **Damage to Mutt Mitt Sign:** The white sign under the mutt mitt pole has been intentionally damaged and may come off soon. Further action will be discussed.
* **Fall Cleanup Recap:**
  + The fall cleanup went well, and a total of 3.4 tons of waste was collected.
  + However, we were charged an $80 penalty for appliances that were improperly placed in the dumpster.
* **For the spring cleanup**: We will have separate dumpsters for general household waste and yard waste. 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."
* **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.
* **New Member of MRE Association:**
  + One more house will be added to the MRE Association and will start paying HOA dues in 2025.
  + This brings the total number of houses to 157 and lots to 158.
* **Approval for Solar Panel Installation:** Approval granted to *[redacted]*, owner of *[redacted]*, to install solar panels on her roof.
* **Food Drive for Maple Valley Food Bank:**
  + 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).
  + Kristine Beaver will host an Open House for donations on Saturday, February 8, 2025.

1. **Meeting Adjourned - 8:22pm**

Next meeting – 2/05/2025.Location: TBD

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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.   * + - February 5th 7:00pm     - April 2nd 7:00pm     - June 4th 7:00pm |