A close up of some leaves

Description automatically generated with low confidence

**MAPLE RIDGE ESTATES HOA BOARD MEETING – Date: 02/08/2023 (moved from February 1st)**

**Minutes**

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

Toni Pratt, Jen Shattuck, Al Fite, Gigi Tiotuico, Vivienne Lu

Guest: Kristine

Absent: Liz and Jess

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

No major changes. Getting ready to get the 2023 HOA notice out. Pete double checking homeowner names with the County. Letter will be sent out in March and payment due in May. HOA increased by 3%, from $203 to $209.

Total January Expense: $3,777. 2022 fall cleanup cost HOA $2,100.

Total January Deposits: $594

Total Bank balance: $28,277.82 with $25k reserve

2023 items: 158th SE street monument letters, financial audit, and clean up dumpsters (yard

waste and household items) and new location/s.

Ask Bob if he can help with the audit again this year.

1. **ACC**

Jen will help Al get the approval request emails directly sent to him.

Overgrown trees - should we ask homeowners or Canber or City to trim?

Can we request to have brighter bulbs on all the streetlights? Should we call the City? Al and/or Toni will call the City and inquire.

[REDACTED] may be doing car repair business? We’ll keep an eye out and if so, we’ll inform the owner.

Construction work on SE 159th Place seems to be off and on and taking longer to finish the house. Once it’s finished, HOA will be assessed.

1. **Maintenance**

Gigi to ask Jess to put up the banner sign on SE156th Street entrance.

1. **General Discussions**

* **Spring Clean-up 4/21-4/23**

We will have 2 bins – locations will be by Jen and the cul-de-sac on SE 158th street.

Toni/Jen will include this announcement on the next newsletter.

Instruction signage will be put up, i.e. what can/can’t be put in the bins to avoid the same fiasco last Fall. It will also be included in the HOA dues letter.

* Pete will put on the Maple Ridge Estate sign on SE 158th street monument when the weather gets better.
* **Neighborhood Watch**
  1. New extra signage was put up on SE 159th (viewpoint) and two more TBD locations
  2. 3 block campaigns – Cathy, Roger, & Kristine. Will meet in early March to talk about duties. Will create a google number. Flyers will be printed and distributed around March.
  3. Will ask homeowners with exterior security cameras if willing to share videos to Renton Police Dept. How should this be communicated? Maybe HOA website or Blog?
  4. Kristine will create a one pager that has Title, Action, Awareness with examples and contact information for homeowners.
     + Non-emergency issues – category 1, etc.
     + Will also have a blog where block captains can put vacations so people would know who to contact or what to do.

1. **Meeting Adjourned – 7:58pm**

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| **Board meeting** will be held **every 1st Wednesday of every other month** in the evening. Gigi will send out reminder.   * + - February 1st 7:00pm – Wednesday     - April 5th 7:00 pm – Wednesday     - June 7th 7:00pm – Wednesday     - August 2nd 7:00pm – Wednesday     - **August 19th or 26th 1-3pm – Annual meeting & Annual Picnic** |