A close up of some leaves

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**MAPLE RIDGE ESTATES HOA BOARD MEETING –**

**Date: 4/02/2025**

**Minutes**

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

Toni Pratt, Al, Jenn Shattuck, Pete Giere, Vivien Lu, Gigi Tiotuico, Liz Callaway

Guest: Kristine Beaver

**Approval of Prior Minutes – Minute approved**

1. **Treasurer’s Report**

Total February & March expense: **$5,957.33**, most of it was for Canber maintenance, Liberty Mutual 2025 Liability Insurance, and Cedar River. Total Checking/Saving balance as of March 31, 2025 is **$25,224.10 w/ $25k reserve**. Currently Available is **$224.10**. HOA dues collected from February & March are **$629**. In 2025, HOA Fees increased **$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. (Set on Beautification Day Saturday 6/7)

1. **Maintenance**

* **Street Light Replacement & Upgrade:** Improvements are needed in darker, wider, and deeper areas. Gigi has emailed Canber for an estimate regarding tree trimming at the 156th entrance and along 138th Street. There are two trees getting too high and obstructing street lights.

1. **General Discussions**

* **South Entrance Monument:** The letters on the monument have been stolen. New letters need to be ordered, with each letter costing $400. It is suggested to post a warning sign at both entrances stating: *"Under Surveillance."*
* **Landscape Maintenance Contract:** A new contract with Canber for landscape maintenance was discussed. Weekly services will include mowing, weed-eating, hard edging, fertilizer and herbicide application (turf, beds, and hard surfaces), weeding, pruning, encroachment control, leaf removal, garbage removal, air blowing hard surfaces, and irrigation startup & winterization (if applicable).
  + Monthly Cost: $1,200.00 (plus tax)
  + Annual Cost: $14,400.00 (plus tax)
  + Gigi confirmed that Canber will do moss treatment at the park and the 156th monument, likely included in the contract.
* **Spring Cleanup (April 18–21)**: Separate dumpsters will be provided for general household waste (across from Jenn) and yard waste (across from 13906 SE 158th).
  + A flyer will be distributed a day before the event, noting: *"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."*
  + We may offer a third dumpster for a fee, and a signup sheet for interested residents will be available. This will be mentioned during the Summer Picnic.
* **Beautification Day (Saturday, June 7 at 10:00am):** This is a great opportunity for the community to clean up and collect trash along 140th Street. Neighbors will be notified about monument upkeep and related expenses. The benefits include reducing crime, saving on cleaning costs, and increasing home values.
  + Items to bring include: wheelbarrow, utility cart, bark, gloves, garbage bags, shovel, rake, coffee, and donuts.
  + Kristine will distribute flyers in May.
* **Summer Picnic (Saturday, August 23 at 11:30 AM, Ice Cream Truck arrives at 12:00 PM):**
  + Based on feedback from 2024, sandwiches and the ice cream truck will again be available.
  + The ice cream truck is scheduled to arrive at noon.

1. **Meeting Adjourned - 8:10pm**

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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.   * + - June 4th 7:00pm     - August 6th 7:00pm     - October 1st 7:00pm     - December 3rd 7:00pm |

Next meeting – 6/04/2025.Location: Park