

Meadow Creek Community Organization – 2024 Annual Meeting Minutes

Attendees:

- Jai Sing
- Wanghong Yuan
- Amit Bapat
- Pak Chung
- Anubhav Midha
- Beauty Rani
- Jerry De Raad
- Jug Dhoot
- Pradeep Narayan
- Sutirtha Saha
- Eduardo Camacho
- Guangxuan Zhang

Agenda:

(see document sent in the meeting notice)

Decisions and votes:

1. Budget: All attendees voted yes on
 - a. 2024-2025 budget proposed by Wanghong.
 - b. If a line items that exceed \$500 over budget, board will inform the community and if appropriate put the item for vote.
2. Color palette: All attendees votes yes on:
 - a. Keep the color palette unchanged. Residents should reach out to the ACC if they want to re-pain their exterior (process already exists).
3. Community Park: All attendees voted yes on:
 - a. Put sign(s) that say 1) This is private park (with Meadow creek logo), 2) Clean up after your dog, 3) This park is under surveillance (though we are not installing any cameras)

Action items:

1. Parking rule changes: Board will have to come up with acceptable text for section 5.5. Board will allow community to comment, discuss and then vote. **Jai** to drive this to closure.
2. Rule changes proposed by pop-up-ACC appointed by previous board: **Jai** has documentation received from previous board, he's going to review previous discussion and decide if any rule changes should be considered. If yes, there will be a community discussion followed by a vote before any changes are put into effect.
3. Color palette:
 - a. Board to reach out to Connor homes to get the existing color palette - **Jai** to drive this to closure.
 - b. **Jai** to bring a proposal to community for discussion about new color palette and how it can be put into effect in future.
4. Community park:
 - a. Board to investigate procuring and installing signs - **Amit** to drive this to closure.
 - b. Board to investigate cost of installing flood light - **Amit** to drive this to closure.

Raw notes:

Should we change the parking definition as was proposed?

Pak: Specific wording may still needed?

Jai: Is there really an issue to be addressed?

Jug: I think we should leave it as it is, and if there is egregious violation we can address.

There are concerns regarding the definition parking vs. repairs vs. construction etc.

It could be a concern if it takes too long for your repairs?

Pak: How do we define storage is also vague?

Pak: it will be better to make it less strict.

Jai: We need to revise the definitions.

Jug: Since these are changes to our rules we will need to file changes with the county.

Jerry: New owners will then have to be provided the revised version.

Jug: Make sure we make all the changes in one shot and so we don't have to use the process involving government notification.

Next steps: Board will have to come up with acceptable text for section 5.5. Board will allow community to comment, discuss and then vote.

Regarding a lot of other changes that were proposed by previous pop-up-ACC - Jai has documentation received, he's going to review previous discussion and decide.

Budget:

Last year we spent \$1500 for the rock garden in back entrance.

Anubhav: Was there a community vote for the non-budgeted rock garden install?

Amit: No there wasn't. The previous board decided to spend this money without explicit community vote.

Jug: We should be careful going overbudget beyond a certain limit, we need to get approval from community

Fence repair -

Jerry: we usually need to re-do every five years. It is coming up soon.

Jug: We have typically spent \$8000 or so every five years.

Jug: For any expense that is over \$500 then we need to inform the community

Jai: Is the fence printed inside?

Jerry: Only from outside.

Jai: Why did the water bill reduce \$100?

Wanghong: there was leakage that was fixed.

Jug: We should consider paying water bill monthly so if it goes up we notice it quickly.

Jerry: Current interest rates are 4-5% now a days, so we should consider if we can move money to higher interest account?

When is the due date for HOA dues - June 15.

Wanghong will send out an email to community with HOA dues - with details to pay via Wanghong's personal Zelle account.

Wanghong investigated moving HOA account to Bank of America - more complicated, very little interest rate. BECU is still the best option for our HOA so we'll keep it.

Vote for the budget proposal:

1. If line item exceeds \$500 than budgeted, board will notify to community and if needed put the item for vote.
2. Vote for the budget for next year - including \$700 annual due per household for HOA.

All attendees voted "Yes" to both the proposals.

Color palette proposal:

New color palette proposal was discussed

We can't just change to new color palette - everyone is not going to agree to re-paint, how can we have a mix of new and old colors? The only way this could happen is if community decides to change to new color palette over next 10 years.

Proposal - It's not pragmatic to change the color palette without forcing everyone to change.

Guangxuan - finding and matching the color was hard and Jerry helped, without which I could not have found the right color.

Jug: Can we reach out to Connor home and get the existing color palette?

Guangxuan - Add this to the "New Residents" section of the website.

Amit: Maybe we make a new color palette and require all new re-painting to use new palette so that over next few years all homes will have a new color palette.

Keep the color the same. If you want to change the color reach out to the board.

Residents should reach out to the ACC if they want to re-paint their exterior (process already exists).

Board to reach out to Connor homes to get the existing color palette.

Community park:

Vandalism incidents

Guangxuan -

Lots of people stop by, there is sometimes dog poop, there was also vandalism from kids there should be a sign saying this is private park. Old sign was vandalised and destroyed. If we don't take action things might get worse.

Jerry: We could make a new sign - with Meadow Creek logo.

Jai: Could we install a gate? That may be a small deterrent to enter.

Eduardo - agree we should put a sign saying park is private. Install a light. Put a rules on use of the park - e.g. clean up after your dog. Perhaps add security camera and also put it on sign that this park is under surveillance.

Jerry: Perhaps we could put a sign saying you're on camera - and a fake camera.

Pak: at a minimum we should put a sign. In WA we can't record voice, we can only record video for surveillance. Having camera also brings in the question of maintaining the data (videos). Sign should be obvious and clearly visible.

Jug: I like the flood light idea. Camera is a concern because little children play there. Sign is a good idea, we should put it.

Jai:

Jug: The #2 and #3 are standard signs we should be able to get them cheap somewhere (Home depot or Costco)

Guangxuan: What is the requirement to replace the garbage?

Jerry: It's as needed. We had to often remind Freddy to pick up the trash from the park.

Guangxuan: The trash can is never full, it is mostly with dog poop bags.