

MREHA Board Meeting – June 1, 2016 - approved

The meeting was called to order at 6:06 pm

Board members present: John Groat, Steve Thomsen, Marcie Wishart, Marguerite Simpson

Board members absent: Kristen Burgess, Chelsea Carrato, Troy Tobey

Non-board members present: Joanie Thomsen, Vic Moreno, Josh Roden

Minutes:

1) Joanie read the minutes from the April 6, 2016 meeting. Steve moved to accept the minutes as corrected, 2nd by Marguerite, passed by all. 2) Joanie read the minutes from the May 4, 2016 meeting, several corrections were made. Marguerite moved to accept the minutes as corrected, Marcie 2nd, passed by all.

Appointments of New Officers:

Steve Thomsen nominated John Groat as the President of the MREHA Board, Marcie 2nd, passed by all. // John Groat nominated Steve Thomsen to be the Vice President of the MREHA Board, Marguerite 2nd, passed by all. // Marguerite Simpson nominated Marcie Wishart to be the MREHA Treasurer, Steve 2nd, passed by all. // Marguerite agrees to continue as member at large. We will check in with the Board members who are absent at tonight's meeting as to their continuing status. // Joanie Thomsen will remain in the position of assistant Secretary // Steve Thomsen will continue to be the Road Manager, and the Water Manager position remains vacant.

Treasurer's Report:

Marcie reports the following balances:

Primary Checking:	\$22,489.01
Water Checking	38,611.29
Savings	31,406.29

Marcie led the Board through a Profit and Loss review and an Aging Summary review. // Marcie reports that our new bookkeeper is looking at our 2015 books which will then be sent to an accountant for an audit. // Chelsea Carrato and Marcie haven't been able to meet to go over the 2014 books as planned. // Steve moved to accept the Treasurer's Report, Marguerite 2nd, passed by all.

Water Report:

We currently have no acting Water Manager. The City of Everett is asking for their annual report from MREHA with our pertinent contact information. // MREHA member Josh Roden, attending this meeting, expressed an interest in the Water Manager position. He was given a list of the duties as well as other detailed information by Vic Moreno. Josh Roden volunteered to take the Water Manager position, and the Board will see that he receives the necessary materials. John Groat will facilitate creating an email account for Josh with Chauncey as well as submitting paperwork to the City of Everett with contact information. // John Groat reports that there were two water locates requested, but only one of them turned out to be in MREHA. // Steve moved to accept Josh Roden as the MREHA Water Manager, Marguerite 2nd, passed by all. Monetary compensation for Josh will be \$450.00/month plus \$20/hour for extra projects.

Road Report:

Steve reports that Spring mowing on the upper road is complete. // A ditch cleaning project on 132nd began today. // Steve has contacted three companies to bid on the chip sealing project of the lower road but has not been able to secure a bid. // There was discussion about the replacement of the Snohomish County culvert at the beginning of the development, informing Josh Roden that we will be dovetailing our work on our waterline repair with Snohomish County as they complete their work. // There was discussion about the need for MREHA to make a franchise agreement with Snohomish County for the

project, and John Groat will contact Jeanne-Marie Lane to get it underway. Marcie moved to accept the Road Report, John Groat 2nd, passed by all.

Old Business:

There was discussion about our non-profit status, and we are already designated a 501C per our by-laws. // Our corporate renewal is due in June and we have completed our payment for such. // Marcie is waiting to hear back from our attorney about B and O taxes, and we are also working with our bookkeeper on this. // Our 1120H form was filed in March by Marcie.

New Business:

There was discussion of MREHA membership non-payment of assessments, dues, and water bills with regard to the definition of delinquency. Steve moved "that in accordance with the MREHA by laws (Article X, Section 7, paragraph B) and in accordance with the MREHA covenants (Article V, Section 9) a Homeowner or Board Member who is 90 days or more past due in any and all assessments is not a member in good standing of the corporation, is considered delinquent, and may not vote on Board or MREHA membership business until all accounts are paid in full". Marguerite 2nd, passed by all. // Vic Moreno has become aware and alerted the Board via email and at this meeting that residents across the Pilchuck River have been doing some fill work in the floodway fringe area on their side of the river. This could have possible flood impacts on MREHA property. He has contacted the County about this. // Vic also requested that personal information be left out of the MREHA minutes.

John Groat moved to adjourn the meeting at 7:26pm, Steve 2nd, passed by all.