

Miller Bay Estates
22125 Sundridge Way, Poulsbo WA 98370
Email: mbe98370@gmail.com, 360-297-2100

Annual Homeowners Association Meeting
16 Sept 2023

Attendees: Tracy Harris (Chair), Jacquie Welker (Co Chair) Caroline James (Treasurer)
Katherine Klint (West Sound Accounting). Bob Lund (Web Master)

Resident Attendance Total: 9

- I. Call to Order @ 12:00 P.M.
- II. Secretary Report: 4 letters were sent to homeowners concerning issues.
- III. Minutes: Posted on Website
- IV. Financial Report: (Reviewed at meeting)
 - a. Financials are provided on request.
- V. Old Business
 - a. Year in Review 2022-2023: Was reviewed.
 - b. Pool: Closed for the season on 05 Sept 2023. Heater replacement will take place in the spring of 2024.
 - c. Pool Attendant 2023: Thank you to Madison Clark & Raquel Wellman for taking care of the pool for 2023.
 - d. Residential Cleanup: 3 homes have been reported to Kitsap County Community Development and Kitsap County Health Department. 1 home was assisted with at Dumpster and cleanup from MBE residents. The other 2 home are still being investigated.
 - e. Property Encroachment Issue: A lawyer has been acquired to deal with a property encroachment issue
 - f. Dues Increase 2024: It has been proposed to increase the dues to 250.00 per year due to rising costs. The board will decide upon the new board elections and proxies received.
 - g. Dogs: There is an increase number of reports of unleashed dogs in the community. As a reminder as dogs must be leashed even if they are in your unfenced property.
 - h. Liens: Liens will be placed on all properties that are more than 2 years behind on dues the only exception is those homeowners who have made payment arrangements.

VI. New Business

- a. Board Election Results: President: Tracy Darlene Harris
Vice President: Jacquie Welker
Secretary: Vacant
Treasurer: Caroline James
- b. Board Members: Dave & Roxanne Hockett, David & Lynette Sandgren, & Kimberly Ybarra. Honorary Board Member: Bob Lund (Web Master)
- c. Budget 2024: (Correction to the proxies is for 2024 vice 2023 budget approval)
Approved 2024 Budget with 16 approvals and 4 nays. Budget 2024 passed.
- d. Pool cards 2024: All key carrying pool members will be required to sign a pool rules notification during verification. More information will be forthcoming.
- e. 2024 HOA Dues Statements: Mailing of statements will start Feb 2024, all payments will be due April 2024, if not receive by 01 May 2024 you will be charged a late and interest fee. If you had or have an address change, email mbe98370@gmail.com to update.

VII. Community Calendar

- a. Clubhouse reservation are now being taken for 2024

VIII. To the Good of the Association:

- a. Thank you Caroline James for a successful pool year.
- b. Welcome new board members if any you would still have to be on the board just send an email to: mbe98370@gmail.com

Meeting adjourned: 1:00