

Miller Bay Estates  
Homeowners Association Meeting  
08 Aug 2024

Attendees: Tracy Harris (Chair), Jacquie Welker (Co Chair), Dave Hockett (Board Member), Lynette Sandgren (Board Member) & Bob Lund (Web Master)

Excused Absence: Caroline James (Treasurer) & Katherine Klint (West Sound Accounting)

Resident Attendance Total: 25

- I. Call to Order @ 6:00 P.M.
- II. Secretary Report: 4 letters were sent to homeowners concerning issues.
- III. Minutes/CCR/Information Legal etc.: Posted on Website
- IV. Financial Report: (Reviewed at meeting) 2024 Update on dues 442 Lots with 94 Delinquents
  - a. Financials are provided on request.
  - b. Liens will be filed in Oct for any resident that has not paid dues for the past 2 years.
  - c. Electronic Payments: Will look into making electronic payments
- V. Old/Continued Business
  - a. Pool: Will be closed for the season on 02 Sept 2024.
  - b. Basketball Re-Striping and Power washing : Completed
  - c. Annual HOA Meeting: 07 Sept 2024, 12:00 pm, proxies will be mailed by 11 Aug
  - d. Paperless: MBE will looking to going paperless as much as possible to save to mailing costs. Mailing to each resident Costs \$1200.00
  - e. Website Update: MBE welcomes Landon Acohido as our new Website Maintenance Caretaker/Designer. Thank you to Bob Lund for your support of MBE and our website.
  - f. Community Email Listing: Will be posting information on how to join the Community email listing. Action: Landon Acohido
  - g. Road Work: Striping of Beachwood has been completed. Thank you to the community who inputted their concerns.
  - h. Beachwood Chip Address: A letter has been sent to address and the owner of the property about the concern of wood chips at an address on Beachwood that has been sitting for over a year. The Owner/Resident has until 08 Sept 2024 to remove the wood chips.
  - i. Greenbelt Lawsuit: Resident settled the Lawsuit by MBE for encroachment and fencing requirements on MBE Greenbelt property.
  - j. Beachwood Property to MBE: We had a property on Beachwood that was given to MBE after the owner passed away. MBE and the owner family is finalizing all the paperwork to legally pass it on to MBE.

- k. MBE Owned Properties: Real-estate team will be relisting 1 property owned by MBE on Beachwood near the 2<sup>nd</sup> exit of Harbor View Drive.

VI. New Business

- a. Neighborhood Watch: Kitsap County and Squamish Police will attend a meeting in Oct to address residents' concerns about crime and other issues. Action: Tracy D. Harris to set up date in Oct
- b. Quality & Low Water Pressure: Complaints about MBE Low Water pressure have been coming in. Action: Tracy D. Harris to contact PSE. Update: MBE is on the docket for Aug 2025 to have a review of putting in a Booster for MBE. All residents will need to log their address as Low Water Pressure at: mbe98370@gmail.com
- c. CC&R's: Lots of concerns about boats, cars, unkempt yards etc... CC&R committee will be formed in Oct to review the CC&R's. Review to Attorney on what can be changed in the CC&R's. Action: Tracy D. Harris
- d. No Parking Signage: Parking at the corner of Harbor View and Beachwood need to me address to the large vehicles that park on the side. Action: Tracy D. Harris will contact Kitsap County to put up a "No Parking Sign" Update: Logged a complaint with Kitsap County on 8-9-2024.
- e. Speeding in MBE: Will be addressed at the Oct meeting. A speed table was conducted a few years back with Kitsap County only wanting to add one speed bump near Beachwood and Odra intersection.
- f. MBE Mobile Number: MBE now has a mobile number: 360-900-9622, the clubhouse number continues to be 360-297-2100 for reservation request and other matters.
- g. Website: New Webmaster will look at re-designing our Website. Our website is: www.millerbayestates.com.
- h. Facebook: MBE HOA does not have an official Facebook Page, but there is a Community MBE Facebook Page that was created by a resident. MBE HOA will have to re-establish our Facebook Page. Action: Webmaster)

VII. Community Calendar

- a. Annual HOA Meeting: 07 Sept 2024 @ 12:00 pm with Light Refreshments.
- b. Tentative HOA Meeting with Kitsap County Sheriff and Squamish Police on 10 Oct at 6:00 pm.

VIII. To the Good of the Association:

- a. Thank you all the residents who have addressed concerns of their yards or have reported a concern.
- b. Selling Your Home and Getting Documents: If you are selling, your home almost all required documents are at [www.millerbayestates.com](http://www.millerbayestates.com) with the exception of financials. Financials may be requested from Katherine Klint at West Sound Accounting, [wssllc18@gmail.com](mailto:wssllc18@gmail.com), 360-930-0868 (Mon-Fri).

Meeting adjourned at 7:00 pm