

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 look into going paperless as much as possible to save on 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 2nd 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 Ocra 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 with the exception of financials. Financials may be requested from Katherine Klint at West Sound Accounting, wssl1c18@gmail.com, 360-930-0868 (Mon-Fri).

Meeting adjourned at 7:00 pm