

Miller Bay Estates
Annual Homeowners Association Meeting
07 Sept 2024

Attendees: Tracy Harris (Chair), Jacquie Welker (Co Chair), Caroline James (Treasurer) Dave Hockett (Board Member), Lynette Sandgren (Board Member)

Excused Absence: Kim Ybarra-Gonzales (Board Member) & Katherine Klint (West Sound Accounting)

Resident Attendance Total: 20

- I. Call to Order @ 12:00 P.M.
- II. Secretary Report: 2 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. A potential of 19 Liens will be filed in Oct for any resident that has not paid dues for the past 2 years.
- V. Old/Continued Business
 - a. Year in Review (see Aug 2024 Minutes)
 - b. Pool: Closed for the season on 02 Sept 2024. Will have to fix a broken pipe in pumproom.
 - c. Beachwood Chip Address: The Owner/Resident has until 08 Sept 2024 to remove the wood chips.
 - d. Community Clean-up 2025: Will be around June 2025 with limited items and no large items such as mattress, sofa etc..More information will be forthcoming
 - e. CC&R Committee Forming: a CC&R Committee to update our current CC&R, Action Tracy: review other Associations and consult a Lawyer. A project 1st meeting will be in Nov.
- VI. New Business
 - a. 10 Oct 2024 HOA Chat with Kitsap County Sheriff and Suquamish Police. Tracy will contact Kitsap County Road Dept to see if they can join us.
 - b. Proxies: 10 proxies received.
 - c. 2025 Board Election Results: President: Tracy Darlene Harris
Vice President: Jacquie Welker
Secretary: Vacant
Treasurer: Caroline James

- d. Board Members: Dave Hockett, Lynette Sandgren, Kim Ybarra-Gonzales, Aaron Kallio.
- e. Budget Reviewed 2025: Approved without any issues.

VII. Community Calendar

- a. 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 the Clark Family for a successful pool season 2024.
- 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, wssllc18@gmail.com, 360-930-0868 (Mon-Fri).

Meeting adjourned at 1:00 pm