

**THE WOODS AT MILL VALLEY HOMEOWNERS ASSOCIATION  
MEETING MINUTES**

**Thursday, November 9, 2006**

The Board of Trustees met at the Creekview Intermediate School on November 9, 2006 at 6 pm. Members present were Sharon Weller, Brian O'Kane, John Crockett, Mary Faulkner and Debbie Richmond.

I. Minutes from last meeting
Minutes from 10/14/06 approved as corrected.
II. Officer and Board Member Reports
A. President's Report
<ul style="list-style-type: none"><li>• Sharon called Lawnsapes, the trees on Deer Crossing have still not been fixed.</li><li>• Minutes &amp; Financials need posted to the website faster.</li><li>• The Safety Committee posted a petition at Mill Valley Elementary during Parent-Teacher conferences to collect signatures from parents of students who are concerned about speeding in the neighborhood to present to Marysville City Council. Sharon voiced concern that she - a Board Member had no idea that the Safety Committee was doing that. There should be minutes taken at Safety Committee meetings and they should be made available to the HOA.</li></ul>
B. Treasurer's Report
Treasurer not present - no report given. Sharon will check with Craig to see if updated financials have been posted to the website.
C. Board Members Report
<ul style="list-style-type: none"><li>• Brian - front entry issues</li><li>• Sprinklers have been blown out &amp; closed down for winter.</li><li>• Brian called Pond Source and they told him that the fountain at the entrance can stay on during winter as long as enough water flows through the pump to keep it from freezing.</li><li>• Cobblestone fountain has already been turned off for the winter.</li><li>• Lights: the electrician is not available until after December 1<sup>st</sup>. Brian is going to get an estimate on the cost to repair the electrical short in the wires that go to the entry spotlights.</li><li>• The muskrat has returned to the front pond. Previous Boards have called the city of Marysville and they were told that we were not allowed to trap it. Brian will call the City and see what we can do, if anything.</li><li>• There is a new contact person at Dominion to call when greenspaces are not being mowed, Brian is keeping in touch with Barb McCoy with the City regarding this issue.</li><li>• Brian has been in contact with Kristen Raiter about issues with the neighborhood street trees.</li></ul>
III. Committees & DRB Report
<ul style="list-style-type: none"><li>• Deed violation letters had typographical errors in the 1<sup>st</sup> paragraph. The word fence was supposed to be replaced with the appropriate word, i.e. shed, camper, trailer, etc. Tomorrow, 11/10/06, letters will be sent to the homeowners on who did not have fence violations. At the top there will be either a sticker or printing in red that says, "Correction to Letter dated 11/7/06".</li><li>• Mary suggested that "Sincerely, Design Review Board" be changed to "Sincerely, WMV Board of Trustees" because the DRB is not enforcing the Deed Restrictions, the Board is.</li><li>• 83 violation letters were mailed out, 30 of them need corrections sent.</li><li>• Brian feels that vinyl sheds are fine since we have vinyl siding on our homes and vinyl fences are now OK. If the DRB wants to grant variances on a vinyl sheds, he does not have any issues with it,</li></ul>

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however, the decision ultimately lies with the DRB. John in is agreement with Brian.

- Per Mary - so far 50% of the people who have contacted her are asking what they need to do to comply, the other 50% are refusing to comply.
- Discussion on variances - they will be given on a case by case basis. According to the deed restrictions, a variance can be granted to homeowners on the basis that correcting a violation will cause undue hardship. Also, if a variance has been granted previously to a homeowner for a particular set of circumstances, another homeowner with the same set of circumstances should also be granted the same variance. Per Mary, there is no DRB documentation in existence for 2002 or 2003 so that may be an issue for some homeowners.
- A homeowner may have a letter giving approval of a vinyl shed. Sharon will attempt to contact the homeowner to get a copy of the letter.
- Mary has created a database for the neighborhood and has one binder for every street. It's organized by address instead of homeowner name because names change when houses sell. There is a notes section that will contain information like conversations with homeowners, previous years violations, meeting times, issues, etc.
- Camper, trailer & pool violations do not go away just because trailer is moved or pool is taken down at the end of summer.

**IV. Unfinished Business**

- Flyer that was placed in the mailboxes of homeowners prior to the November 4<sup>th</sup> meeting was turned in and reported to the Marysville Postmaster, Gary Levitt, on 11/7/06. Mr Levitt said that the word should be spread that it's a federal offense to put things other than mail into mailboxes. If the person or persons who placed the flyers in the mailboxes are discovered, they will be forced to pay postage for each flyer that was put in the mailboxes.
- Brian will come up with something to post on the website about the flyer and also put a note about it in the next HOA newsletter.

**V. New Business**

- Debbie suggested that since e-mail addresses are collected when homeowners register for the website why not send HOA newsletters via e-mail to homeowners that prefer e-mail over snail-mail? We could create a release that homeowners could sign that states they are waiving receipt of a hardcopy in favor of e-mail. This would save money on stamps, paper, printing services & envelopes.
- Sign board - do we want to set the sign board up front and have it say something like, "Deed Restriction Letters mailed out 11/7 - 11/10" ? Brian will see what will fit on the sign board.

Adjournment

Minutes prepared by: Debbie Richmond