

Miller Bay Estates
Annual Homeowners Association Meeting
13 Sept 2025

Attendees: Tracy Harris (Chair), Jacquie Welker (Co Chair)

Resident Attendance Total: 20

- I. Call to Order @ 12:00 P.M.
- II. Secretary Report: Letters were sent to homeowners concerning issues.
- III. Minutes/CCR/Information Legal etc.: Posted on Website
- IV. Financial Report: (Reviewed at meeting) 2025 Update on dues
 - a. Delinquents.
 - i. Financials are provided on request.
- V. Old/Continued Business
 - a. 2025 Year in review was reviewed, all HOA statements included.
 - b. 2 Street lights were installed for safety on Wavecrest and Beachwood.
 - c. Firehouse. Demo work will start in Dec.
 - d. CC&R re-write. A team of 8 are working on the CC&R rewrite, the next meeting is 13 Nov.
 - e. Katherine Klint from West Sound Accounting handles our finances and documents such as HOA statements, Bills etc..
 - f. KPUD/Water Pressure. MBE did not make the docket to have water pressure tested. Multimillion dollar project to tax. Can get individual pressure booster.
 - g. Pool issues. Phone quit working will install a new phone prior to open of pool. Project opening of pool is 20 June 2026 but will look at the possibility of and adjustment to the opening date.
 - h. Discussion on pool availability tabled until next meeting.
- VI. New Business
 - a. 2025-26 Board Election Results:
 - i. President: Tracy Darlene Harris
 - ii. Vice President: Dave Hockett
 - iii. Secretary: Jacquie Welker
 - iv. Treasurer: Caroline James
 - b. Budget 2026 was discussed and reviewed. Motion to accept 2026 by: Tracy D. Harris, Second by: Dave Hockett, so ordered approved by Tracy D. Harris, MBE HOA President. No objections were stated or noted.
- VII. Community Calendar
 - a. CC&R Rewrite Committee Meeting in November
- VIII. To the Good of the Association:

- a. 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).

IX. Meeting adjourned at 1:30 pm