

Miller Bay Estates
Annual Homeowners Association Meeting
12 Sept 2026

Attendees: Tracy Harris (Chair), Dave Hockett (Co-Chair), Caroline James (Treasurer)

Absent: Jacquie Welker

Excused Absence: Katherine Klint (West Sound Accounting).

Resident Attendance Total: 9

- I. Call to Order @ 12:00 P.M.
- II. Secretary Report: 6 letters were sent to homeowners concerning issues.
- III. Minutes: Posted on Website
- IV. Financial Report: (Reviewed at meeting), no issues noted
 - a. Financials are provided on request.
- V. Old Business
 - a. Pool: Closed for the season on 07 Sept 2026. Main drains were replaced to the Kitsap County Public Health Dept measurement requirements.
 - b. Year in Review 2025-2026: All Homeowners were mailed the review with proxies. No issues were noted during the review at the HOA Meeting
 - c. Resident Comments: 1. Water Concerns: Actions Tracy Harris contact PUD.
2. Adding Private Community & No Solicitation signage on Beachwood and Orca: Action: Tracy Harris contacted Kitsap County Road Department.
3. Community Resources at Clubhouse: Provide information to Homeowners about Community Resources. Action: Tracy Harris.
4: Community Potluck/Games Nite: Action Patty Rone. Tentative 16 Oct 2026 at Clubhouse at 6pm.
 - d. Pool Attendant 2026: Thank you to Henry Thomsas for taking care of the pool for 2026.
- VI. New Business
 - a. Board Election Results: President: Tracy Darlene Harris
Vice President: Dave Hockett
Secretary: Vacant
Treasurer: Caroline James
 - b. Board Members: David & Lynette Sandgren & Kimberly Ybarra

- c. Budget 2027: Approved without any abstentions also (Received 8 proxies confirming approval of budget.
- d. Fishline Mobile Food Pantry for MBE: Delayed due to Kitsap County Health Department requirements, more information will be forthcoming.

VII. Community Calendar

- a. CCR Rewrite Meeting will be scheduled in Oct.
- b. To the Good of the Association: Most properties are looking good but the HOA will continue to identify and help those who are in need. If anyone needs help contact Tracy Harris at 360-900-9622 or email: mbe98370@gmail.com.

Meeting adjourned: 12:45 for Social Lunch

Meeting Notes Updates: 9-18-2026:

PUD: Contacted Tracy Harris on 9-16-26 concerning request about Miller Bay Estates.

Low Water Pressure: Each resident would have to call PUD to request a Booster installed at their property. The Homeowner will be responsible for all costs to install a booster for their property.

MBE Water Quality: Water Quality Report can be obtained below but MBE is in compliance with State requirements for water quality.

Miller Bay Water System, ID 54683T 2025 Consumer Confidence Report

https://www.kpud.org/wp-content/uploads/Miller-Bay-2025-CCR_FINAL.pdf

PUD will be checking on the water tower within the next few months

Community Resources: Discover Kingston will be holding a meeting at Village Green on 28 September from 4-7 pm at Village Green Community Center hosted by Kingston Advisory Council (KCAC), bring together over 60 local nonprofit organizations, service and governmental organizations that serve the greater Kingston Area