



BONNEY LAKE MANOR HOME OWNERS ASSOCIATION

Board meeting minutes for meetings 13 Sept 2019 and 12 Dec 2019

9/13/2019 Board Meeting

The 3rd Quarter Board Meeting was called to order at 6:10PM

Attendees:

All board members were in attendance. Katrina Orriss also attended

The current financials were discussed, and the board approved.

- Currently the only regular bills being paid out are to PSE for the power to the lights at the entrance monument on lot 1 and those lights are currently switched off.
- Retainer fee to attorney was approved by the board and paid.

Dissolution status was updated, and the final plans were made.



12/12/2019 Board Meeting

Attendees:

Terry Linville and David Orriss

The 4th Quarter Board Meeting was called to order at 8:10AM

The current financials were presented, and the billing obligations remained unchanged from last quarter.

Current state of HOA dissolution efforts were reviewed:

- Lawyer has been reviewing current filings with the state from the HOA
- Lawyer has filed Revenue Clearance Certificate Application with the State, thereby dissolving the HOA as a corporation.

Next Steps:

- Amendment of the CC&Rs saying that the HOA has been vacated by majority vote is being filed with the state.
- Amendment of the CC&Rs saying that the HOA can never be reconstituted as a result of the resolution is also being filed.
- Removal of the entrance monuments at the following plots: 1, 36, and 74.
- A final tax return to be filed.
- PO Box to be vacated.
- Dispersal of any funds remaining in the HOA coffers amongst neighbors in good standing with the board (no delinquent dues, no liens on their property).

Domain and website:

- To prevent cybersquatting, David Orriss will continue to own the BonneyLakeManor.com domain name and keep it in "registration transfer lock" status, meaning that no one will be able to hijack the domain for their own personal agendas, use it for illegal purposes such as phishing attacks, etc.

Bonney Lake Manor Home Owners Association

Our goal is to serve, protect and promote the community interests of Bonney Lake Manor through volunteer efforts to identify and evaluate needs, disseminate information, and take appropriate action to support Bonney Lake Manor residents with the common goal of improving the quality of life and protecting home values in our community.

PLEASE READ THE FOLLOWING SPECIAL NOTE REGARDING CC&RS AND YOUR ONGOING RESPONSIBILITY AS HOMEOWNERS

The CC&Rs are **not being vacated**. They are a contract and covenant with the City of Bonney Lake that was part of the agreement to create Bonney Lake Manor filed with the City of Bonney Lake and Pierce County. They are part of the legal documentation that facilitated approval of the permitting for Bonney Lake Manor to be created. While the governing enforcement body (the HOA Board) will no longer exist, those regulations will always be in place as long as these plats exist.

This means that, as homeowners everyone in this community is still expected to abide by all CC&Rs and architectural addendums (such as fence construction materials and location). You can still be civilly held accountable by the community to adhere to those. All a homeowner in the community would have to do is contact a real estate lawyer, file the paperwork and have you served for failure to comply. You would then have to appear before a judge and the judge can order you to comply. The lack of existence of the HOA does not preclude that from happening. As members of the community we still have a duty and an obligation to ourselves and our neighbors to make our community the best that it can be.