



MCCA Annual Meeting

September 26, 2018

7:00 PM

Welcome Association Members!

Tonight's Agenda...

Presented by Vice President Dan O'Loughlin

- > Call to Order...
- > Introductions
- > President's Message
- > Approval of Prior Minutes
- > Voting Instructions
- > Memorial to Mary Ann Heine
- > Committee Recognition & Activities
- > Administration-Maintenance-Security
- > Crime Prevention
- > Treasurer's Report
- > Major MCCA Projects
- > Board of Directors Election
- > Member Input
- > Adjournment

Tonight's meeting is now Called to Order...

Presented by Vice President Dan O'Loughlin

Welcome! We are celebrating our 45th Anniversary!

- > Board of Director Introductions**
- > Executive Office Staff Introductions**
- > Introduction of CPA/Auditor Michael Visse**
- > Introduction of Chief of Police Greg Elwin**
- > Department Supervisor Introductions**

The President's Message

Presented by Vice President Dan O'Loughlin

- > The importance of committee volunteers**
- > Our great executive office staff**
- > The makeup of your Board of Directors**
- > Playground equipment packages**
- > Subdivision lighting & irrigation systems**
- > More aggressive covenant enforcement**

Approval of Minutes of the 2017 Annual Meeting

Presented by Secretary/Treasurer Terry Gemmill

**THE MINUTES of the September 27, 2017, Annual Meeting
has been published and mailed to all Members...**

- It's assumed that all parties have read the Minutes**
- Are there any additions, changes, or corrections?**
 - Any changes so noted and recorded...**
- I move that the Minutes be approved.**
- They will be accepted by unanimous consent.**

Voting Instructions

Presented by Director Bundie Olsen

- **Turn in your Proxy or pickup your Ballot now**
- **You will be voting later this evening...**
- **4 Board positions are open.**
- **The 5 nominees put forward by the Nominating Committee are...**
 - **Stephen Anderson**
 - **Virginia Eschbach**
 - **Daniel O'Loughlin**
 - **Jamie Teschlog**
 - **Art Vahratian**
- **Pickup your copy of the 2017-2018 Annual Report**

Memorial to Mary Ann Heine

Former Executive Administrator

June 22, 1998 – July 5, 2018



April 23, 1951 – July 5, 2018

Presented by Executive Administrator Hilary Bublitz



Breaking Ground for the New MCCA Offices - September 10, 2013



Committee Recognition & Activities

Presented by Executive Administrator Hilary Bublitz

The MCCA is special because of our amazing volunteers

- **MCCA Committees**
 - **Architectural Control Committee**
 - **Covenant Committee**
 - **Maintenance & Engineering Committee**
 - **Hospitality Committee**
 - **Social Committee (looking for Elf Awards Chair)**
 - **Noxious Weed Committee**
- **Volunteer dinner, October 12**

Administration – Maintenance – Security

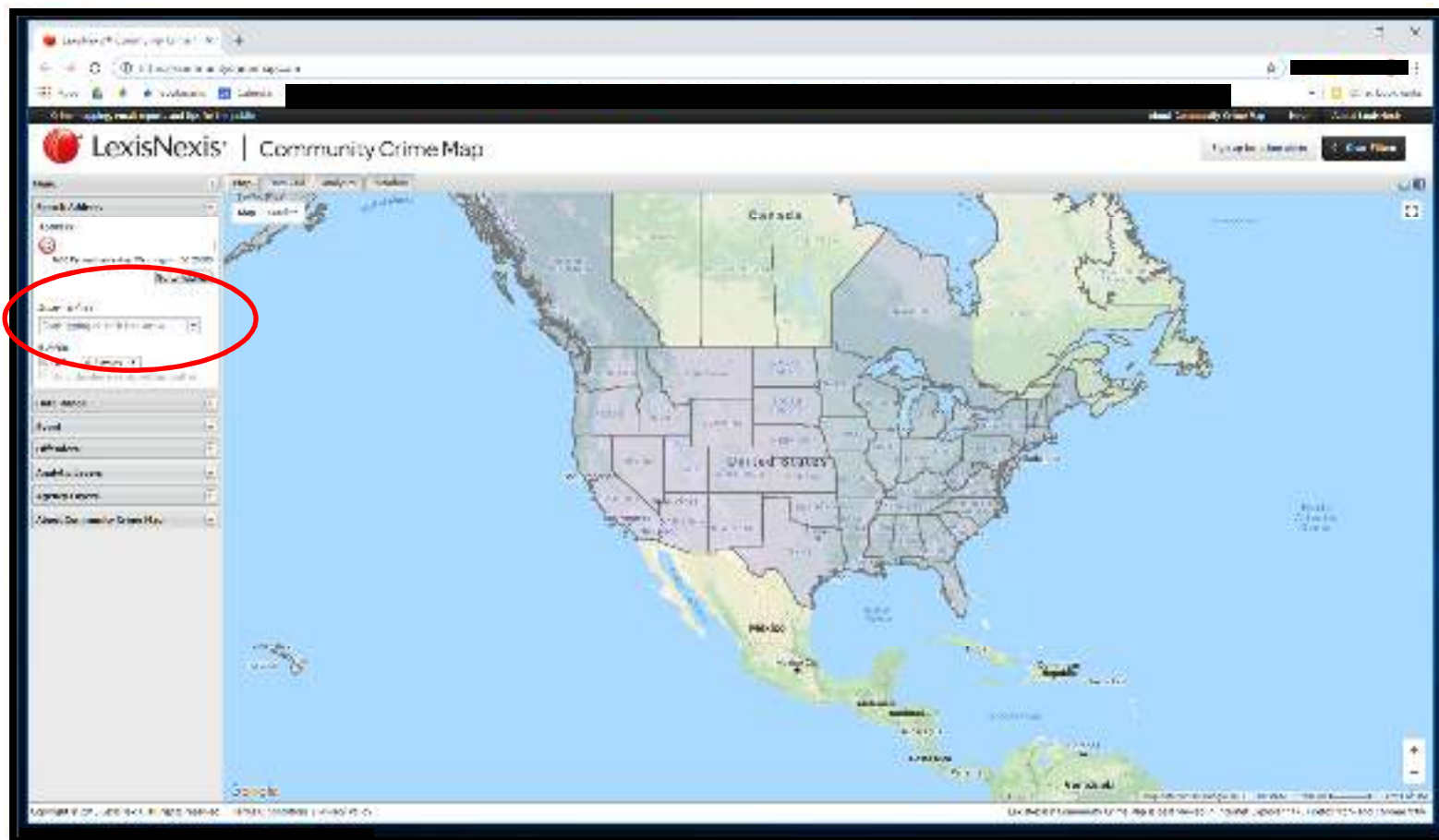
MCCA Goals & Expectations

- **Administration**
 - Executive Assistant, **Joan Sweeney**
 - MillStream; more MCCA project information
 - Add online payment ability for annual dues
 - Update database to include email addresses
- **Maintenance**
 - New Manager, **Craig Williams**
 - Proactive approach
 - Division emphasis schedule
- **Security**
 - Supervisor, **Joe Casselman**
 - Vacation checks, package pick up, garage doors

Community Crime Map

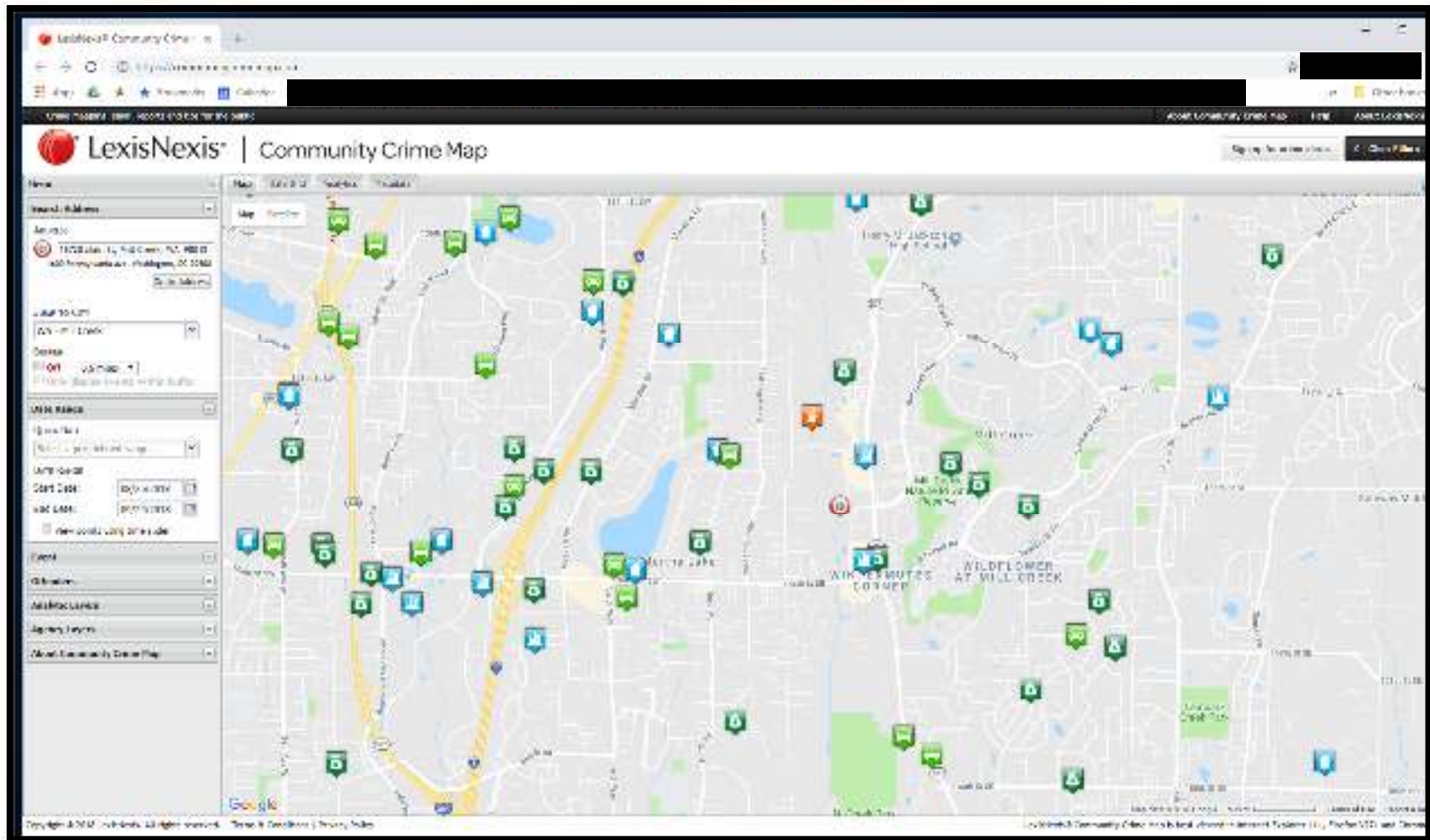
Presented by Mill Creek City Police Chief Greg Elwin

www.communitycrimemap.com



Community Crime Map (cont.)

Mill Creek View



The Treasurer's Report

Fiscal Year: July 1, 2017 to June 30, 2018

Presented by Secretary/Treasurer Terry Gemmill

Financial Condition

Assessment Levels

Audit & Reserve Analysis

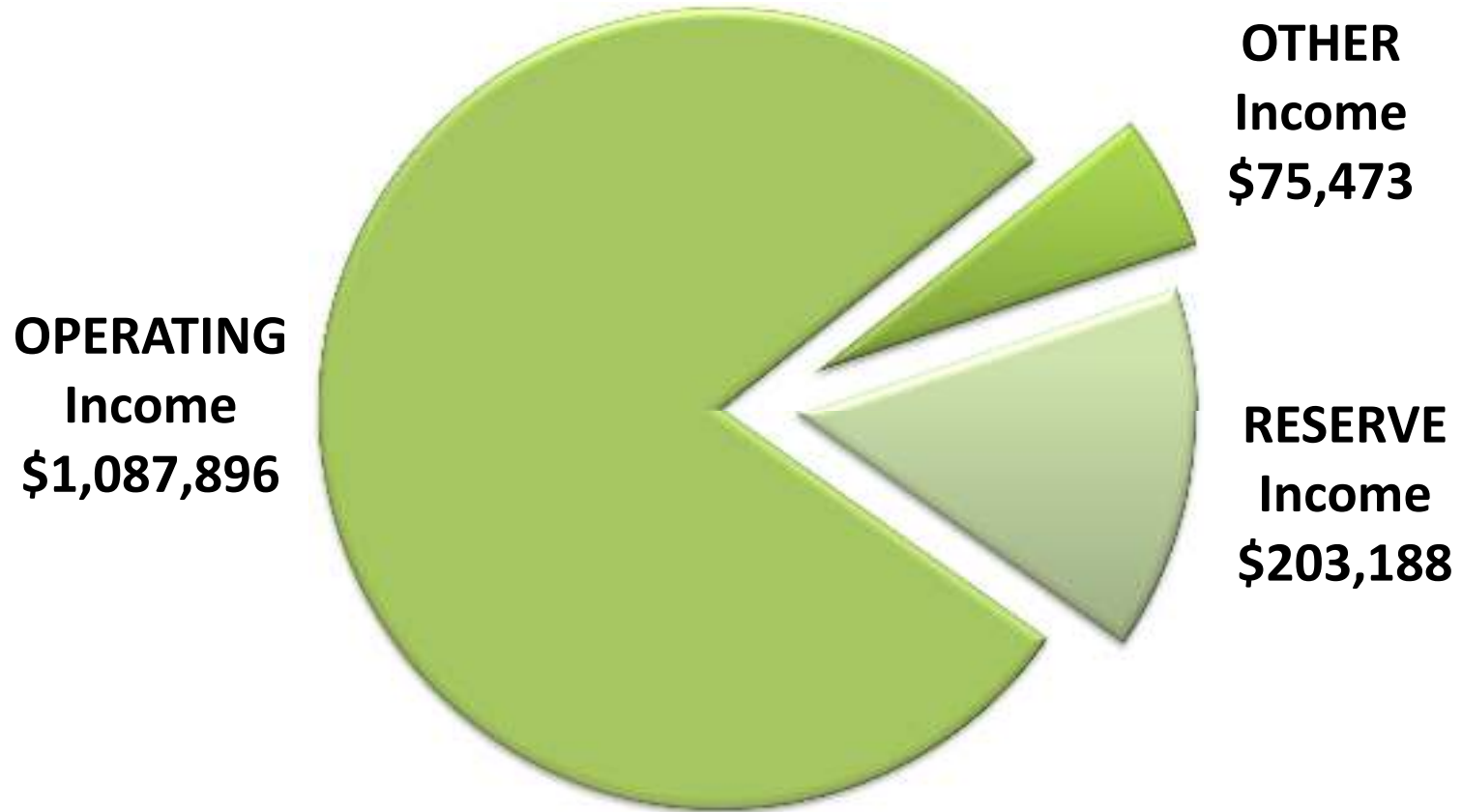
Investments & Other Income

MCCA Revenue Charts

MCCA Expense Charts

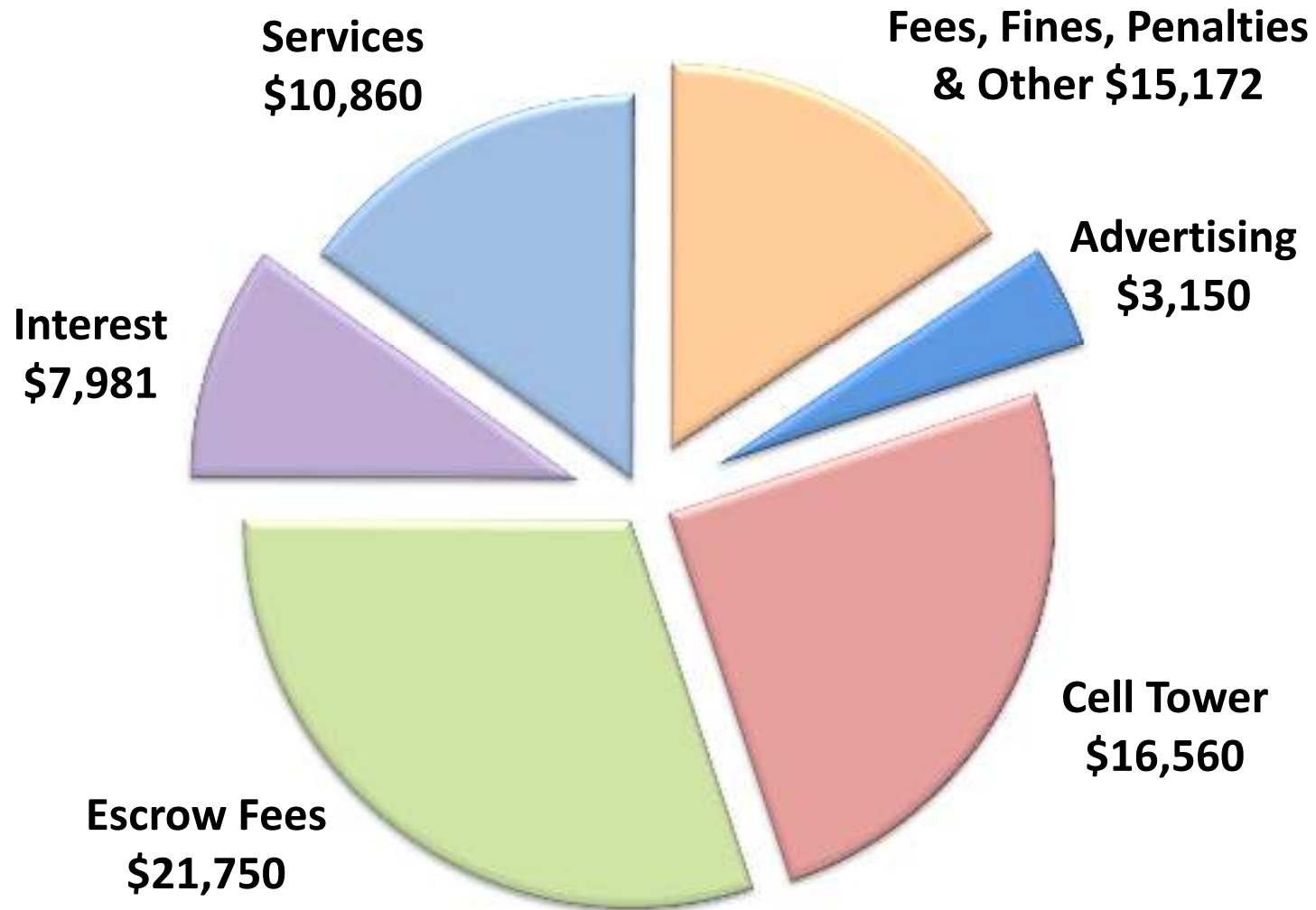
Operating Summary by Fund

MCCA Revenue 2017-2018

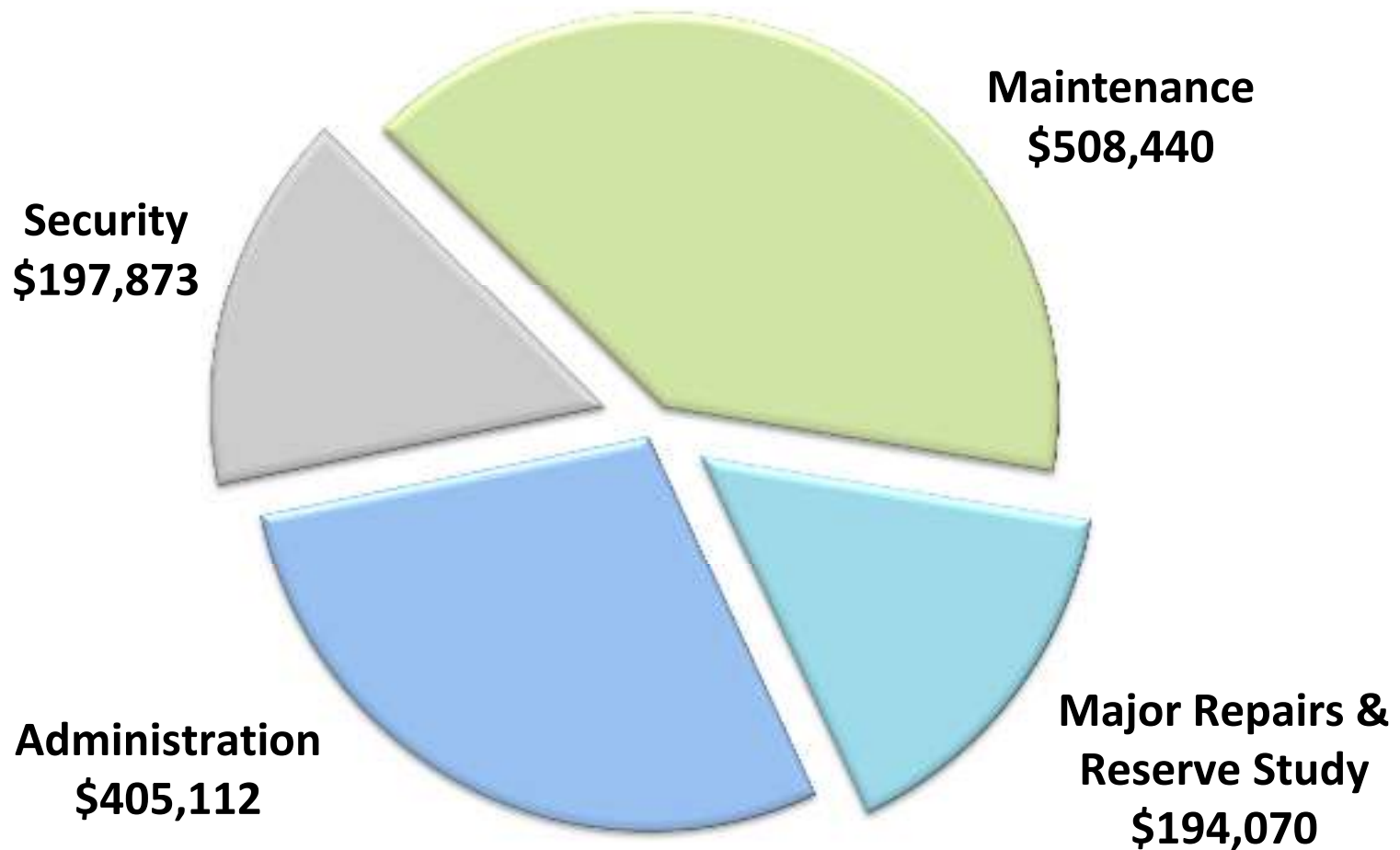


TOTAL REVENUE \$ 1,366,557

OTHER Income \$ 75,473

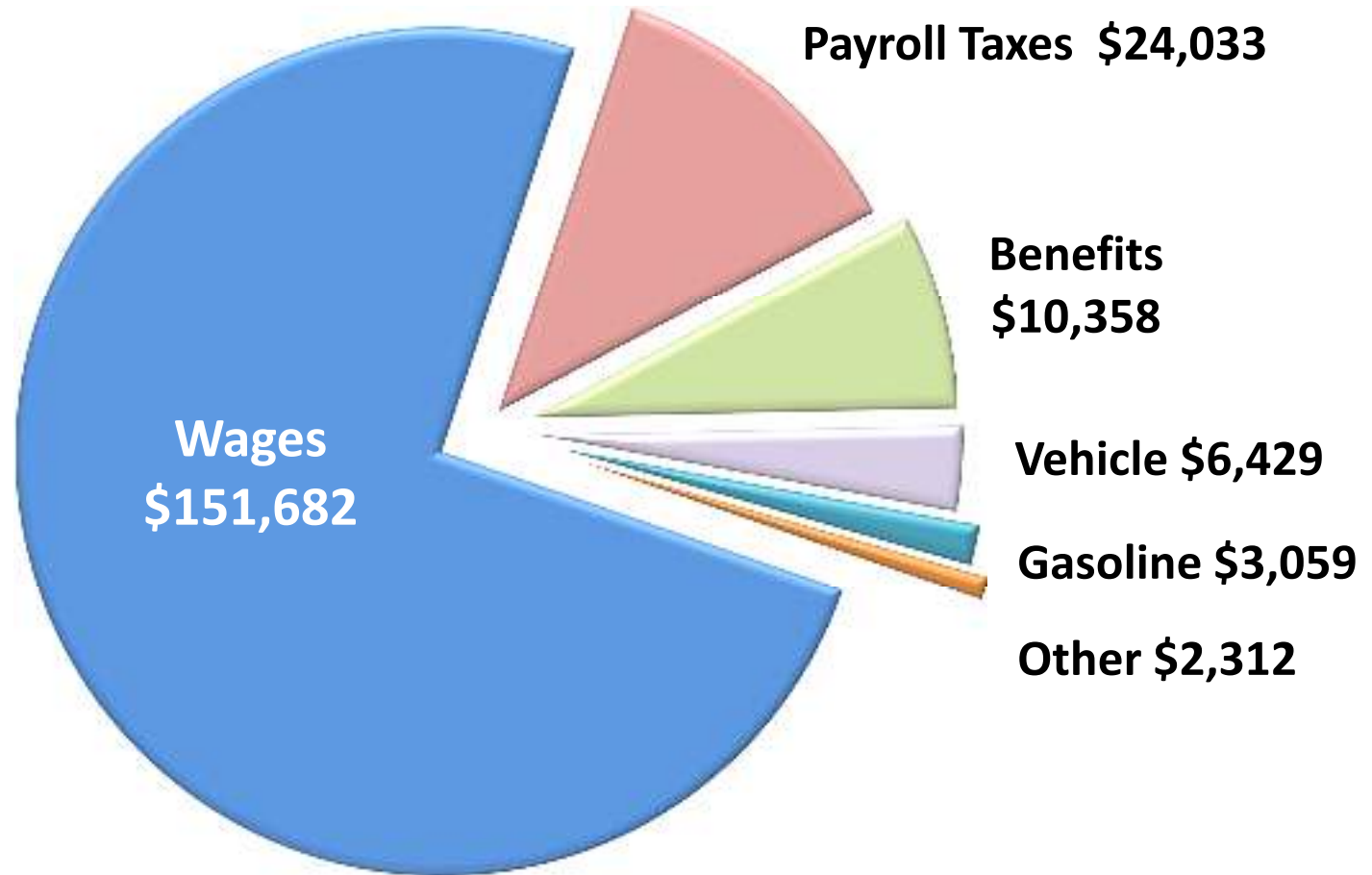


MCCA Expenses 2017-2018

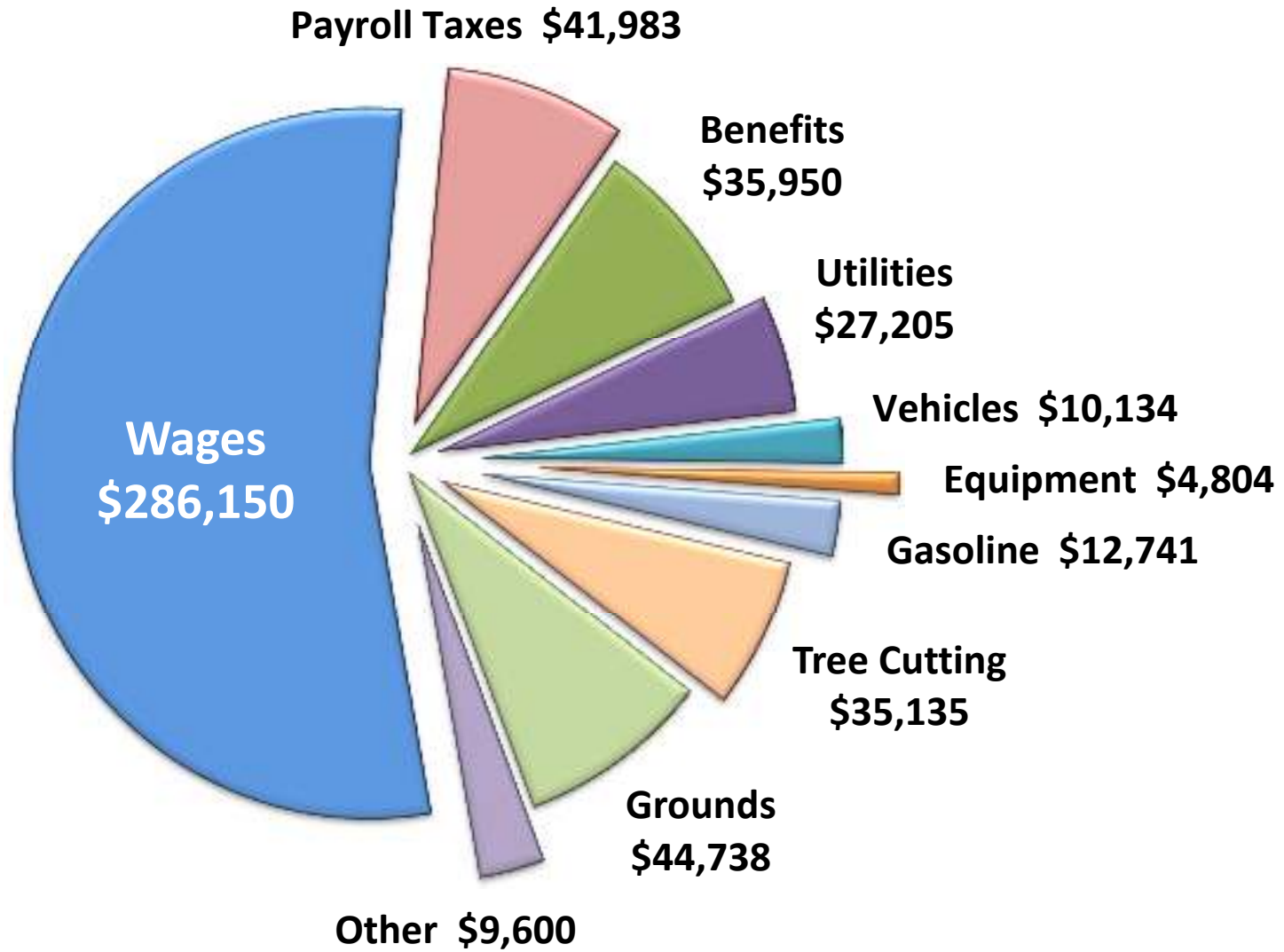


TOTAL EXPENSES \$ 1,305,495

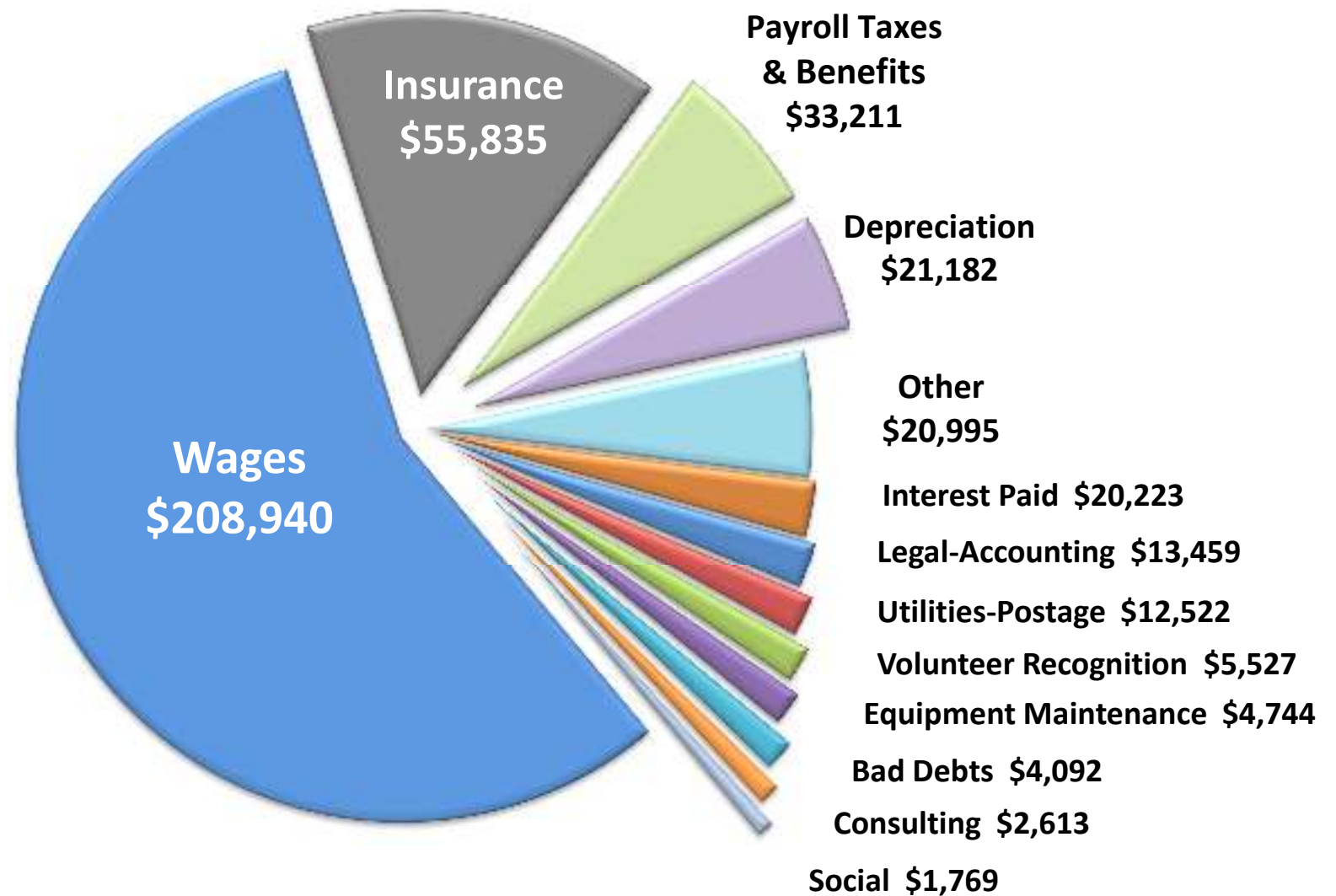
Security Expenses \$ 197,873



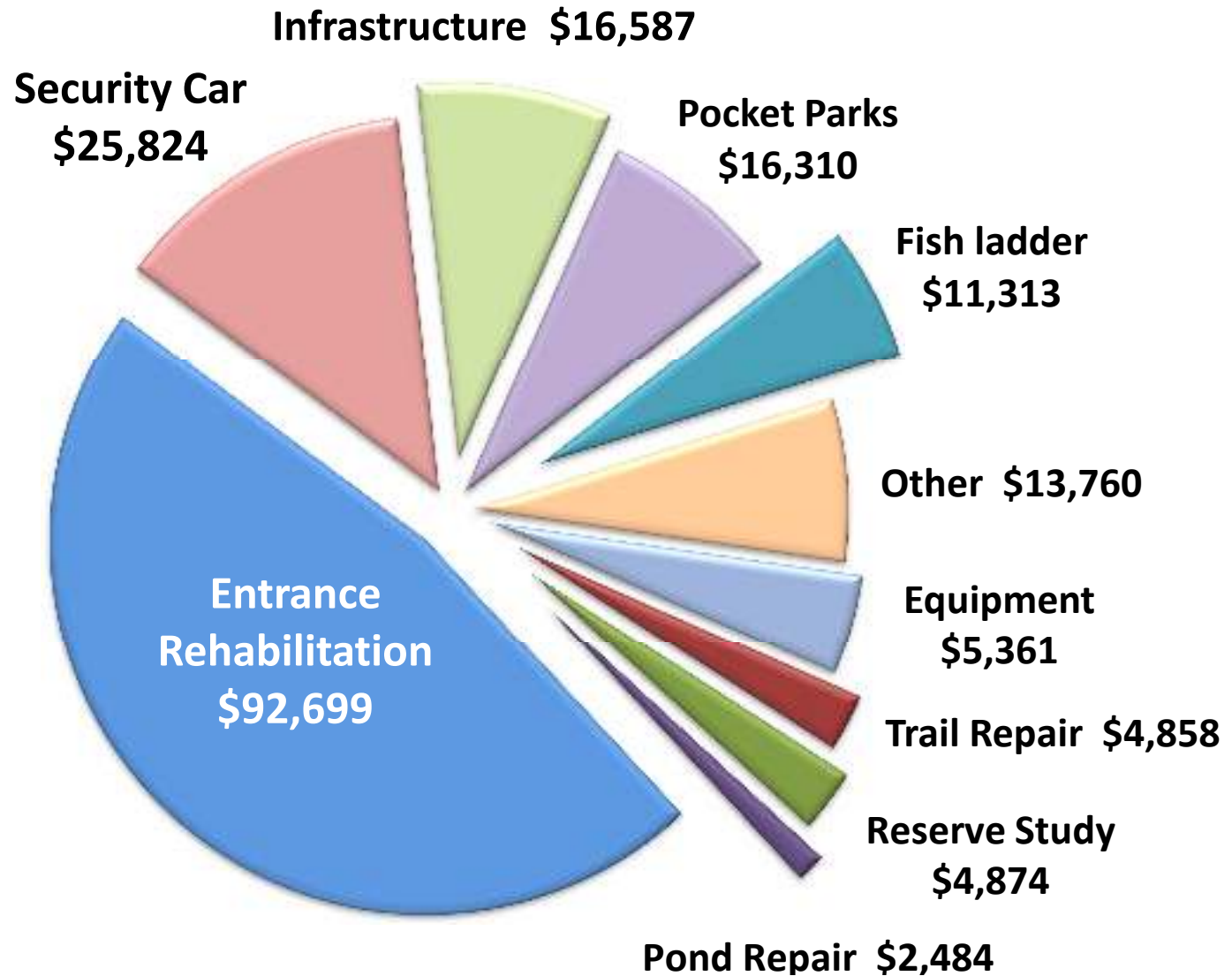
Maintenance Expenses \$ 508,440



Administration \$405,112



Major Repairs & Reserve Study \$ 194,070



Operating Summary by Fund

<u>FUND TYPE</u>	<u>OPERATING</u>	<u>RESERVE</u>	<u>TOTAL</u>
WHAT WE STARTED WITH	711,661	291,615	1,003,276
WHAT WE COLLECTED	1,158,946	207,611	1,366,557
TOTAL AVAILABLE TO SPEND	1,870,607	499,226	2,369,833
WHAT WE SPENT IT ON			
ADMINISTRATION	-405,112		-405,112
SECURITY	-197,873		-197,873
MAINTENANCE	-508,440		-508,440
MAJOR REPAIRS		-194,070	-194,070
TOTAL WE SPENT	-1,111,425	-194,070	-1,305,495
INTERFUND TRANSFER	-140,000	140,000	
WHAT WE ARE LEFT WITH	619,182	445,156	1,064,338

Major MCCA Projects...

Presented by Executive Administrator Hilary Bublitz

- **Major Purchases Last Year**
 - Maintenance Dept. power brush
 - Pocket park playground equipment repairs
 - Entrance lighting
 - New hybrid Security vehicle
- **Major Purchases Planned for This Year**
 - Dump trailer
 - Stump grinder
 - Chipper

Current Year Projects

- **Completed**
 - Address Curb Painting
 - Concrete Trip Repairs
- **Ongoing**
 - Mailbox Hutch Replacement/Repair
 - Ivy, Bamboo and Noxious Weed Removal
 - Beaver Dam Management
 - Trail Repair
 - Park Sign Replacement
 - Drain Clearing in Nature Preserve

Board of Directors Election

Presented by Director Jay Hiester

There are 4 open positions this year and the nominees are...

- Stephen Anderson**
- Virginia Eschbach**
- Daniel O'Loughlin**
- Jamie Teschlog**
- Art Vahratian**

- 1. Are there any nominations from the floor?**
- 2. Candidates wishing to address the membership... please keep your comments to 3 minutes or less...**
- 3. Please mark your Ballot. Vote for 4. One vote per candidate.**
- 4. Let's take a break for a few minutes for those that need to vote...**

Member Input

The floor is now open for questions & comments...

Ground Rules:

->> Any Member wishing to speak, please...

1. Come forward and be recognized,
2. Identify yourself , your division, and lot #,
3. Keep comments to 3 minutes per person, or you may submit them in writing.
4. Members may not yield their time to others.

Adjournment

- > Motion to Adjourn the 2017-2018
MCCA Annual Meeting?**
- > A Second to the Motion?**
- > All in Favor?**