

MIDDLE CRAWFORD ROAD ASSOCIATION

BUILDING THE CRAWFORD ROAD COMMUNITY

MCRA Board Meeting Minutes

February 12, 2025

Google Meets

Call to Order - 1733

Attendees – Jen, Mary, Max, Tara, Carl, Christian Kittle

- Finalize Annual Meeting Date March 9th or April 6th. Due to a CERT class on March 9th, it was decided that April 6th would be the date of our annual meeting.
- Items to put on an online survey before Annual Meeting:
 - How are we (MCRA) doing with paving?
 - Who's interested in work parties?
 - Let Jen know what other questions to ask the membership

Meeting Minutes-

- Review Meeting Minutes for Approval for January 2025 – Tara
 - No quorum so the board will need to vote on these at the next meeting.

Financial Report-

- Budget Update - Mary Kay (No report)
- Bad debt collection –Mary shared notes taken during meeting with the Boards lawyer, Mathew Walker.
 - Discussed the pros and cons of foreclosures vs. bank notification. Bank notification is the better method for MCRA to proceed with collection.
If a lien remains unpaid, we can contact the mortgage company (if a loan exists on the property.) Mortgages are a matter of public record and easy to find. A mortgage is a contract between the property owner and the bank. The contract requires in most cases that the property owner remains current in all fees etc including community fees. Once a lien is filed, we can notify the bank and the bank will proceed to collect the debt and pay us. This could have significant consequences, and we hope to avoid it if possible.
 - Matt will provide an updated lien letter to comply with current law.

- Mary and Max will be developing a schedule of letters to inform non paying residents of their obligation and these letters will start to go out later this month.
- There are 15 properties classified as non-paying including the South end residents and Venturi Way.
- A series of 3 letters will be sent out and if there is no resolution then MCRA will proceed to take the property owner to small claims court.
- It will cost \$50 for the court fee and a fee to service the notice
- Mediation will take place and hopefully will be resolved, if not then court
- If a ruling is made in favor of MCRA then a filing is made with the superior court.
- A lien can then be made on ANY property owned by the property owner.
- Carl suggested that the board investigate possible grants from the Port of South Whidbey as one of their goals is economic development. Carl suggested contacting Angie Moser for details.

Road Maintenance and Projects-

- Carl talked to Ronald Storm from WSDOT about the intersection of Crawford Rd and 525. Ronald appears in favor of lining Crawford Rd up with Pioneer Park but understands there are hurdles such as possible wetlands and project costs.
- Pavement damage was noted on South Crawford Rd that was caused by the installation of a residents hooking up to Vistaire Water Systems. It appears to have been caused by the weight of heavy machinery.
- Possible Companies for Paving Bid:
 - Lakeside Industries
 - Asphalt Quality Sealers

New Business-

- Mail Boxes: The post office delivered a set of large parcel boxes for the mailboxes on the North end of Crawford Road. The community is responsible for installing them, but the post office purchased them for those utilizing a mailbox on the North end.
- Dust Control: Christian's research on dust control led him to lectin being the best solution for the dirt section of Crawford Rd. Prior research found problems with application and equipment to the material. Christian had received a quote from a company in Tacoma for about \$9000. The board will continue to discuss these findings and see if there are any other bids we can compare against.
- Board Vacancy: Christian is willing to join the MCRA board. Jen will put Christian on the ballot for the annual meeting.

Adjourn- 1830