

Minutes for November 17th, 2014 Nisqually Estates Homeowner's Association [HOA] Board Meeting

HOA Board Members Present: Rob Mendel, Steve Jasper, Rebekah Jordan, Frank Symanski (via Google+ videoconference) and Rebecca Eller.

HOA Board Members Not Present: None.

Other Homeowners Present: Aric Bowman.

Guests: None.

1. Meeting opened 6:01 pm at 15331 105th Avenue SE.
2. A motion was made and seconded to formally approve the October 18th, 2014 Board Meeting Minutes. **Approved 5-0.**

3. Financial Report

- a) Financial Status – Checking: \$9,345.62; Savings (Reserve): \$8,013.65. Anticipated expenses for next month: Lawn Pros - \$734/mo; Postage and Office supplies - \$100.
- b) 2014 Dues Status - To date, 118 out of 120 homeowners have paid dues for 2014. No change from last month.
- c) Lien Status: Total number of liens – 15, Number of Properties with Liens – 4. One lien added for overdue ACC fines.

4. Architectural Control Committee (ACC) Report

- a) Three (3) plans were submitted and approved (Front Door, House Painting x2).
- b) Observations and Violations – Observations were made by Rebecca Eller and Rob Mendel on November 5th, 2014. One violation with fine continues for severe lack of yard maintenance and other issues. Fourteen (14) courtesy notices for yard maintenance, waste/recycling bins not being put out of view, leaning flagpoles and moss on roof. Two (2) violation notices for waste/recycling bins not being put out of view and trailer parking. Most have been remedied by the homeowner or property manager.
- c) An interested homeowner, Aric Bowman, volunteered to serve on the ACC. A motion was made by Rob Mendel and properly seconded to add Aric Bowman to the ACC. **Approved 5-0.**

5. **Old Business**

- a) The 2015 HOA Dues annual billing statements (\$168 per lot) were sent out November 15th, 2014 with an \$8 incentive rebate offer. The idea for an incentive rebate was proposed to encourage better communication through social media and to receive timely payments. The idea was previously discussed with our legal counsel who opined that it was proper and did not conflict our CC&Rs. The offer includes a modest \$8 rebate to homeowners who make timely payment, consent to receive email and join our Facebook group page.
- b) Two new residents were identified and welcome packets personally delivered to them.

6. **New Business**

- a) Corporation Status. Rob Mendel renewed the non-profit corporation status of the Nisqually Estates HOA with the WA Secretary of State for 2014-2015.
- b) The Board decided to continue the tradition of providing an incentive for keeping the neighborhood looking nice with a new Best Holiday Lighting Contest. Prizes are to be awarded for First (\$75 gift card) and Second (\$50 gift card) places with the winners announced just before December 25th, 2014. **Approved 5-0.**
- c) The Board decided to send out a landscaping crew to cut back and remove tree limbs that are overhanging the sidewalk easement throughout our development. Many of the tree limbs are interfering with people walking on the sidewalks and are presenting a safety hazard. The crew has been instructed to cut enough branches back to allow at least a 6 foot walking clearance. **Approved 5-0.**

7. **Open Forum for Comments and Questions:** None.

8. The next HOA Board meeting is scheduled to be held on Monday, January 12th, 2015, 6:00 – 7:00 pm at 15331 105th Avenue SE.

9. Meeting closed at 6:58 pm.

Minutes approved by proper vote of the HOA Board as indicated by the signatures below.




