

Minutes for November 23rd, 2015 Nisqually Estates Homeowner's Association [HOA] Board Meeting

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

HOA Board Members Not Present: None.

Other Homeowners Present: None.

Guests: Isabella Eller.

1. Meeting opened 5:58 pm at 15331 105th Avenue SE.
2. A motion was made and seconded to formally approve the September 21st, and October 17th, 2015 Board Meeting Minutes. **Approved 5-0.**
3. **Financial Report**
 - a) Financial Status – Checking: \$17,091.66; Savings (Reserve): \$10,027.30. Anticipated expenses for next month: Lawn Pros \$734/mo; Holiday Lighting Contest \$125; Legal Retainer \$500.
 - b) 2015 Dues Status – 120 out of 120 have paid dues for 2015. 2016 Dues Status - 12 out of 120 homeowners have paid dues for 2016 so far.
 - c) Lien Status: Total number of liens – 0, Number of Properties with Liens – 0. Ten liens paid off and clears Lots #22 and #45.
4. **Architectural Control Committee (ACC) Report**
 - a) Six (6) ACC plans were submitted and approved since the last Board meeting. The plans were for a patio cover, doors, fence, trailer parking, landscaping, and exterior painting.
 - b) Observations and Violations – ACC observations and violations for this month were made November 21st, 2015 by Rebecca Eller and Aric Bowman. There were 17 properties with observations.
 - c) Fines. No lots with ongoing fines in progress.
5. **Old Business**
 - a) The annual billing for 2016 HOA dues of \$175 were sent out via email and regular mail on

November 10th, 2015. The dues were raised from \$168 to \$175 (less than 5% increase) by proper vote of the HOA Board at the September 21st, 2015 Board meeting. The billing notice was also posted to the HOA website and Facebook group.

- b) The HOA's non-profit corporation status was renewed with the Washington Secretary of State on November 10th, 2015.
- c) One new set of new homeowners were identified. A welcome packet was personally delivered to them.

6. **New Business**

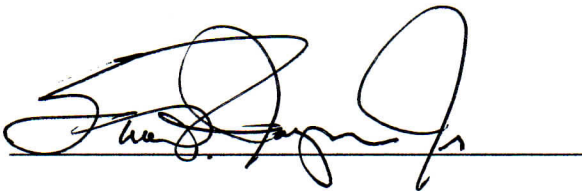
- a) Holiday Lighting Contest to be announced. Our Third Annual Holiday Lighting Contest will be announced right after Thanksgiving. Board members and ACC members are not eligible to win but can vote. 1st Place will receive a \$75 gift card. 2nd Place will receive a \$50 gift card. Winners will be announce by Christmas and determined by number of votes collected from email, Facebook group comments, HOA website comments and regular mail comments.
- b) The Board considered updating the ACC Guidelines, Rules, and Regulations to address recent changes to the City of Yelm ordinances regarding raising chickens, the recent use of Unmanned Aircraft Systems (UAS) and the amount of ACC fines. A new draft of the ACC Rules including the proposed changes will be drafted and placed on the HOA website for public comment prior to formal adoption by the HOA Board.

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

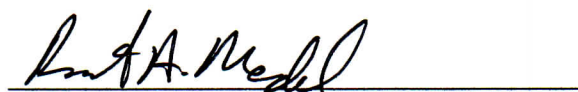
8. Next HOA Board meeting to be held on Monday, January 18th, 2016, 6-7:00 pm at 15331 105th Avenue SE.

9. Meeting closed at 6:39 pm.

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



A handwritten signature in black ink, appearing to be "John D. [unclear]", written over a horizontal line.



A handwritten signature in black ink, appearing to be "Linda A. Medel", written over a horizontal line.