

*Nisqually Estates Annual Board Meeting
November 12, 2005*

*Present: Keri May, Terry Kaminski, Randy Betts, Scott Mathis and Andrea Crosby
Homeowners Present: See attached list*

Opening: The Annual board meeting for the Nisqually Estates HOA was brought to order at 10:00am.

1) Introductions by Terry Kaminski

Terry also made sure that no one was recording the meeting. Proxy's were collected.

Randy addressed recent e-mails regarding some mistakes that the board has made. He explained that the board did not intent to make any mistakes and didn't want anything hidden.

First Mistake was went two board members resigned. We elected to move Terry into president and brought andrea on as a board member. We will correct this mistake by having Andrea fill the 2 year term. After the annual meeting, the new board will decided wo will fill what positions.

Our second mistake was the nominating committee. The Vice President is chair and there should be two homeowners. There wasn't two homeowners. We don't think that this will cause a problem. No one was or will be turned down to be on the ballot. Nominations will be accepted from the floor.

Question – Rob Mendel – Thinks that we should vote on Andrea being on the board.

We are following Roberts Rules of Order. The proxy's are only for what was sent in the mail. We can not add new things to be voted on and still use the proxy's. The Homeowners think we should leave it the way it is and have the new board fix it for the next meeting.

2) Treasurer's Report

a) Financial Report – Question about why we have a \$8,00.00 Lawn care budget. Lawn Care covers the following: Sprinkler, Repairs for common areas, Maintenance for common areas, and Retention pond Maintenance.

Misc. Covers – Christmas Light Contest and Annual BBQ

Question – Is \$271.00 per month the going rate for Lawn Maintenance. Yes, this is. We researched it 2 years ago.

Motion to accept by Marilyn Newkirk, 2nd by Ima Bardeaux. Everyone is in favor. No oppose.

3) ACC – Scott Mathis

a) CC&R's need to be updated. Next years committee will work on this to make them more clear.

Lawns need to be maintained. Currently plans are being submitted.

Question – What needs to be approved? Anything in your front yard, any concrete, and any structure such as a fence, shed, etc. If there are any questions, you can ask or just submit plans.

b) Fines and Violations

We have a fine system in place that will be revised this year. Projects being started and not finished, RV's being left in front of houses for a prolonged period of time, and lawns that are not being maintained.

Animal issues go to the City of Yelm or Thurston County.

4) New Business

a) Committee to redesign playground – Kids play there a lot. Basketball will stay and maybe no gravel. maybe we can get some picnic benches.

Question – how will we pay for this? Not sure, we are still in the planning stage.

5) Nominations and Elections

a) Next years nominating committee – Christine Prather and Stephanie Ray

b) Nominations – Introduce those nominated for next years board. Open the floor for nominations – There was none.

Pass Out Ballots.....Keri will collect ballots

New board is: Keri May, Terry Kaminski, Andrea Crosby, Randy Betts, and Scott Mathis.

Meeting Adjourned at 10:56am