

Nisqually Meadows HOA Annual Meeting  
Nov 14, 2009

Present Board: Randy Betts (4 proxies), Christine Prather, Lynda Newcomb (5 proxies), Brett Shankle

Homeowners: Scott and Keri May (1 proxy), Marilyn Newkirk, Kathy Fields, Steve and Miyuki Jasper, William Allen, Ken McCulloch, Casey Debow, 10 HOA proxy)

Total 31 with proxies present meet quorum to hold meeting

Call to order 10:15am

Meeting being recorded - NO

Introduction of Board, What accomplished last year, sprinklers up front working, park sprinklers still being worked on, Lawn contract changed and repair retention pond Farwest Ct.

**Finance Report:**

Checking balance 1265.28

Savings balance 5222.85

Proposed budget:

Lawn Care and Common Maint	9300.00
Puget Sound Energy	450.00
City of Yelm/Water	1000.00
Bank Fees	100.00
Thurston Co Treasurer	50.00
Office Supplies /Misc	650.00
Insurance	3300.00
Legal Fees	590.00
Thurston County Auditor	400.00
Total	15840.00

Motioned for approval Ken McCulloch, 2<sup>nd</sup> Steve Jasper Voted 31 approved

**New Business:**

Dues increase – Board of directors can increase 5% from 126.00 to 132.00 Approved by board in October.

Recommendation received to increase HOA dues 5% annual to reach a max of 150.00 Ken McCulloch motioned, William Allen 2<sup>nd</sup>

New Board of Directors votes:

3 positions open – Linda Newcomb and Christine Prather on board for one more year.

Randy Betts, Brett Shankle and Keri May on ballot.

Any nominations from floor?

There was one write-in on ballot.

Have committees needing homeowners to help with..... ACC, Nominating committees, work parties.

Keri May, Randy Betts, Brett Shankle elected to board.

**Questions /Comments –**

Caey Debow – asked to talk to Lawn Pros to not have them mow into his yard

How many liens on properties – 6 no rentals – 2 have 2 liens. What will we do to get dues paid

Have we looked into how other HOA handle payment of dues - NO

Do we have the right to charge legal fees? Yes we can

Rentals - if up keep on house is not done who is responsible – homeowner, letters are sent to both renter and homeowner. Covenant and bylaws should be given to renters at time of rental.

Question of annual increase on going? Yes that is something we can do.

Park – talk about taking back park. Starting to look bad. If you live close police the area, watch for vandalism. Check with insurance company to see if they cover due to vandalism

Board will meet monthly

1st Thursday @ 7pm

With our neighborhood aging please consider painting homes. One shade either way is ok without approval

Meeting adjourned 11:23am

Next meeting Dec 3, 2009 at 7:00pm