

## **Minutes for October 13<sup>th</sup>, 2012 Nisqually Estates Homeowner's Association [HOA] Annual Meeting**

Attendance: **24 homeowners total.** 19 homeowners present and 5 homeowners by proxy.

Homeowners Present (Lot #): Jackie Jensen (65), Jessica Symanski (71), Staci Dilg (82), Larry Miller (13), Rebekah Jordan (112), Kathy Fields (80), Steve Jasper (1), Ken McCulloch (66), Jeff Alwine (106), Rob Mendel (70), Armando Quiroz (40), Keri May (108), Krysta McCall (113), Jeff Lemke (51), Matt Cospers (111), Bill Allen (92), James Tribble (77), Marilyn Newkirk (72), Susan McKitrick (55). **Total 19.** Note: Many of these homeowners also came with their spouses or co-owners but only one lot owner was counted for attendance and voting purposes. The sign-in roster will be filed with the original minutes as well as being scanned as a PDF file and backed-up online.

Homeowners by Proxy (Lot #): Nicholas Unruh (41), Ernest Haney (81), Phil Deutsch (39), Larry Wright (69), Richard Bowles (104). **Total 5.** Proxies will be filed with the original minutes as well as scanned as a PDF file and backed-up online.

- 1) The meeting was called to order at 10:00 am in the Yelm Prairie Hotel Bald Hill Conference Room, 700 Prairie Park Lane, Yelm, WA 98597. The quorum requirement was not met, therefore this was an information-only meeting for the attendees with no votes of the general membership taking place. Rob Mendel verified no one was recording the meeting.
- 2) Introductions of current Board members: Rob Mendel, Frank Symanski and Staci Dilg.
- 3) Nomination and Election of the 2012 – 13 HOA Board of Directors. Since a quorum was not achieved, elections were not held. The current Board remains in place until the next special or annual meeting in which a quorum is achieved. The Board asked the meeting attendees if there was anyone who was interested in serving on the Board. There was one homeowner who expressed interest. The Board requested that the homeowner attend the next Board meeting at which the Board would be empowered to fill Board vacancies. A Board meeting was scheduled to be held immediately following the conclusion of the annual meeting.
- 4) Financial Report
  - a) Remaining balances in HOA accounts as of October 13<sup>th</sup>, 2011:  
TwinStar Checking: \$3,602.35; TwinStar Savings: \$6,504.88
  - b) 2012 Dues Status: 111 paid out of 120 properties.
  - c) Liens: 21 liens on 10 properties.
  - d) HOA annual dues for 2013 are \$152.50 and are due by January 1<sup>st</sup>, 2013.
  - e) 2013 Budget. The 2012 Budget was handed out to the membership at large for discussion. The Board approved the budget on August 6<sup>th</sup>, 2012 and posted it on the HOA website. Expected income from dues were \$18, 300.00 and anticipated expenses

are \$18,300.00 (see budget for details). There was a line item explanation of each expense category and questions pertaining to some expenses answered by the Board.

5) Architectural Control Committee (ACC) Report

- a) The HOA Board approved new ACC Guidelines, Rules and Regulations in March 2012 after a 70 day comment period. Copies are available on HOA website.
- b) Monthly ACC observations were consistently made by at least two members of the ACC. Most common observations were leaving garbage/waste receptacles in view on non-collection days and leaving RVs/Trailers parked for more than 3 days.
- c) In the past year, the ACC acted on Design Review requests within 48 – 72 hours.

**Old Business**

- 1) Corporation Status: The non-profit incorporation of the HOA was properly renewed with the Washington Secretary of State's office for 2012.
- 2) Taxes: Tax forms were properly filed with the IRS in February 2012 for the 2011 tax year.
- 3) Insurance: Our three insurance policies (General Liability, Umbrella, and Directors & Officers) continued without lapse in 2011-2012. All premiums were promptly paid. An error dating back to 2003 was discovered in the HOA's favor which resulted in a premium refund of \$1438. The error was that a water feature endorsement was improperly listed on the general liability policy when in fact there is no water feature in the development.
- 4) Website: The HOA website (<http://www.nisquallymeadows.org>) continues to be improved and updated. All relevant governing documents, minutes and meeting notices can be found and downloaded on the website. The website averages 40-50 page views per day.
- 5) Facebook Group: Our Facebook group page for Nisqually Meadows continues to grow with over 30 members (<https://www.facebook.com/groups/263688730338253/>). It has been very useful in getting news out quickly and helping neighbors post information.
- 6) Email Consent: There are over 130 emails in our homeowner database. Out of the 120 lots in the development, about 70 have consented to receive information, billing and meeting notices by email. Thank you to all who have consented to receive email communications as this translates into real savings in time and money for the HOA.
- 7) Winter Storm Cleanup: After the major winter storm in January 2012, the HOA Board organized a volunteer cleanup effort as well as obtaining quick service from LawnPros (our landscaping contractor) at no additional charge under our contract.

**New Business**

- 1) Playground/Park Update: The HOA Board made the decision to remove the dilapidated playground equipment because of its poor condition and it becoming a nuisance for the surrounding homeowners. It also had become an injury liability. The Board is looking for ideas to improve our common area park. Several good ideas were discussed at the meeting including dedicating the park in honor of a fallen soldier, installing a small swing set, BBQ

stand, new bench, trees, lighting and repainting some of the concrete as a 4-square court. Ideas are still being solicited and research and the Board hopes to implement a plan before the weather turns for the better in the spring.

- 2) Community Yard Sale: The HOA held a very successful yard sale this past June. In fact, we extended it from 2 to 3 days. There was also interest in doing two per year instead of just one. If any homeowner is interested in helping to organize next year's yard sale, please let the Board know.
- 3) Lien Recoveries: The Board recovered over \$2400 in liens placed for non-payment of dues and ACC violations.

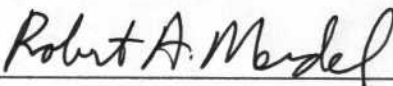
### **Question and Answer Period**

- 1) Political Signs: A question was raised about yard signs, both political and advertising. Our CC&Rs prohibit most every kind of sign without approval except for "For Sale" signs. There was discussion about being able to enforce this CC&Rs given freedom of speech and political expression. The CC&Rs have to be updated (a rigorous process) to bring the sign issue into a more acceptable and enforceable procedure.
- 2) Highway Noise: Some homeowners raised the issue about highway noise on SR507 and the possibility of getting a "No Compression Brakes" sign posted along the highway near our development.
- 3) Easement and trees between sidewalk and street – low hanging branches obstructing pedestrians. HOA Board or ACC can notify the homeowner and request them to trim back branches. Homeowners are responsible for the trees and grass in the areas between the sidewalk and road in front of their homes.

A raffle for door prizes (all donated) was conducted. Door prizes donated by local businesses included: a Yelm Food Co-op complete Thanksgiving dinner package (value \$140), a JZ Roze gift basket (value \$230), an Anytime Fitness one month full access membership with T-shirt and lanyard (value \$85), a Yelm Boot Camp one month membership (value \$80), and a Backtrack GPS (value \$70).

The meeting closed at 11:09 am.

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

  
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