

Nisqually Meadows HOA
Board of Directors Meeting Minutes
Jan 8, 2009

Present: Randy Betts, Linda Newcomb, Briana Walters via phone, ,

Call to order 7:10pm

Annual Meeting Minutes will be approved when we get them from Christine. \

Finance Report:

Checking balance 4534.00

Savings balance 8999.44

Dues: 43 of 120 Homeowners paid.

(2nd Notices will be sent out around the 25th of Feb, with notice intent to lien sent 30 later and Lien paperwork process around Apr 15th to 20th.

ACC Issues:

New plans – No new plans.

Violations:

1. No Report
2. Board decided to send out Courtesy notice around Jan 25th to remove all Christmas Decorations.

Neighborhood Watch: No updates

Board talked about setting up Neighborhood Watch meeting with Officer Fields from Yelm Police Department. Will talk with Bill Allen and address at Feb Meeting.

Newsletter – Need to get information together to send out news letter.

Old Business:

2nd Entrance Quote – A quote was received to add sprinklers to the 2nd Entrance from Rain Tech. The quote was for \$7612.74. The board decided that this was more than we thought it would be and was too much to bring to a vote by homeowner's. We will look at other options for that entrance.

Automate Main

Main Entrance

Sprinklers - A quote from Rain Tech to fix the automatic controls for the sprinklers at the main entrance was for \$2442.24. The board thought this was high. We think there are other solutions that will cost less to fix this issue. The board will continue to research.

Annual Meeting

Item

- Car in neighborhood that has not moved in a few years. Board talked about if we need to contact lawyer or send out violation notice based on Paragraph XIV, #5 Parking: "No vehicles may be parked on any street or any roadway except on a temporary basis subject to such rules and regulations as may be adopted by the Homeowners Association." Two

plus years is not temporary. The board decided we need to send out a violation notice to this homeowner.

CCR/By-Law
Change

Board will talk about this over the next few months to see if and what changes we want to propose to homeowners to vote on.

New Business:

Lien Process

Board decided that when after a lien is placed on a property a letter will be sent to the homeowner stating the lien was placed, for what, what the process is to remove the lien and what the cost will be.

Main Entrance
Grass

Board talked about the area at the main entrance that is dirt and gravel. There has been a Semi Truck parked there on a few occasions. If we move the rocks out toward the roadway and add topsoil and grass we may be able to prevent anyone from parking there. The board will do more research on this and table until spring time.

Mailboxes

Board is working with post office to get a list of what mailboxes belong to what house. This information has been needed twice in the last month for new homeowners who did not know what box is theirs. Also, the board will charge homeowner's if the locks need to be change on the boxes.

Farwest Court
Retention Pond

The board will be keeping an eye on possible erosion in this retention pond. May need repairs over the next year.

Questions /Comments

Meeting adjourned 7:55pm

Next meeting Feb 5, 2009 at 7:00pm