

Nisqually Meadows HOA
Board of Directors Meeting Minutes
Jan 7, 2010

Present: Linda Newcomb, Keri May, Randy Betts, Christine Prather, Brett Shankle
Homeowner Rob Mendel was also present

Call to order 7:05pm

Minutes from Dec 09 approved. Some meeting minutes from 2009 had been lost due to computer failure. These minutes have been recovered and were also approved by the board. The board discussed the issue of approving the minutes and posting them to the website in a consistent timely manner.

Finance Report:

Checking balance \$2557.75
Savings balance \$5223.95

Dues: 34 of 120 Homeowners paid.

(2nd notice with interest will be mailed February 20th stating that we will be placing liens against property owners that have not paid by March 20

Lien status 6 properties/8 liens

ACC Issues:

New plans – No plans

Violations:

1. One violation for tow truck parking sent

Neighborhood Watch: Discussed checking on the missing sign on 105th. Is it just the sign or the pole as well? Discussed avenues for a replacement sign.

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

Old Business:

Insurance review - See if the insurance company would waive the deductible to repair the play set. Call Costco and/or Rainbow to check to see if the warranty applies.

Discussed the retention pond grate and that was already repaired by Randy and a homeowner.

Discussed the property conditions of a lot at the main entrance. The homeowner present suggested foreclosure. The board decided to send out another violation notice with specific dates and corrections to be made. If the homeowner did not comply a second notice would go out giving him ten days to comply or the board would hire someone to clean up and bill the property owner and place a lien or small claims court to collect the debt. Also discussed attorney involvement and costs

New Business:

Main entrance crosswalk - concern over how dark it is and you are not able to see people in the road after turning in off 507. Several solutions discussed such as having the city take a survey, lighted crosswalk?

Questions /Comments

Homeowner present had several questions:

Why was the website not updated as far as meeting minutes?

The board explained we had a computer crash and we had just addressed the issue before he arrived and were committed to updating the website and keeping it current going forward.

Was attendance taken at the annual meeting and did we have the sign in sheet and proxies?

The board assured him that all documents from the Annual Meeting were in the file cabinet.

He asked the board about violations and putting together a one page document for new homeowners.

The board stated one violation had been sent out. Randy offered to put together a one page document for new residents with information regarding our website and where to find the CCRs.

The meeting was adjourned early due to board members not being able to answer questions.

Meeting adjourned 8:45pm

Next meeting Feb 11, 2010 at 7:00pm