

Minutes for July 6, 2011 Nisqually Estates Homeowners Association [HOA] Board Meeting

Present: Alison Brackett, Erik Dilg, Keri May, Rob Mendel, Rebekah Cade-Jordan, William Jordan and Teresa Hyde.

Meeting opened at 7:00 PM, 10425 Brighton St SE

Treasurer Report

- a) Financial report: Balance of \$7655.77 in savings; \$11,949.42 checking. Motion to approve financial report: Erik, Keri and Alison **voted 3-0 to approve**.
- b) Randy Betts resigned effective June 14, 2011 and should be removed as a responsible individual on the HOA's TwinStar Credit Union accounts. Randy Betts sold his home and moved out of the area. He is unavailable and/or unwilling to appear in person at TwinStar to take further action with respect to removing his name from the account. Alison Brackett who is currently on the accounts as an authorized signer will take over as the responsible individual. One more board member should also be added as a responsible individual or authorized signer so that there are at least two people on the account. Erik, Keri and Alison **voted 3-0 to approve** removing Randy Betts entirely from the HOA bank account, upgrading Alison Brackett to responsible individual and adding at least one more board member at the next available opportunity.
- c) Purchase – paper, stamps, envelopes.
- d) Deposit – 15046 105th Dues.
- e) 10548 105th Ave dues should be paid Friday.
- f) Dues status: 7 remain unpaid out of 120.
- g) Liens to be filed on Monday.

Architectural Control Committee [ACC] Report

New plans

- a) 3 new plans were submitted and approved

Violations

- b) 10408 Brighton St SE – requests extension of time to correct violations until Sept 1.
- c) 10408 Brighton St SE – some improvement in outside appearance. Most fines effective June 21st. (Ramp not repaired, still needs to be painted, left side of home still overgrown, debris on driveway.
- d) Email response to homeowner at 10408 Brighton St SE stating a formal letter will come in the mail. The Board has agreed to approve his extension request provided he pays back dues and the violations are resolved.
- e) ACC Observations list handed out for all homes in the neighborhood. Appropriate notices will be sent out.

Old Business

- a) Retention pond – fence was not properly built and there is a question whether it was built on the correct property line. A suggestion was made to invite 15007 105th Ave SE homeowner to meeting to further discuss the issue. Call Wayne Williams Construction LLC for an estimate on repair.

Newsletter:

- b) House paint recommendations, email updates, ACC Corner, Park rules.
- c) Flyer box need fixed – or something else?

HOA File Cabinet:

- d) Alison has file cabinet, boxes and binders. Records in disarray and will need work to get organized.
- e) Keri has web and email access – a copy was given to Alison for the file cabinet.
- f) Website will be updated in a couple of weeks.

New Business

- a) Newly vacant positions: Randy Betts resigned from the Nisqually Meadows HOA effective June 14, 2011. Larry Wheat resigned from the Nisqually Meadows HOA effective at the end of June. June 30, 2011 was his last day.
- b) There are now two open Board positions that need to be filled – Rebekah Cade-Jordan and Rob Mendel are interested in filling a vacant board position and have volunteered to fill the remainder of any vacant terms pending a proper vote of the remaining HOA board members.
- c) A motion was made and seconded to fill the vacant positions. Rebekah Cade-Jordan was voted in as Vice President to finish out the 2011 term. Rob Mendel was voted on as Secretary to finish out the 2011 term and he will also retain his ACC role as committee member. Keri, Alison and Erik **voted 3-0 to approve** both individuals.
- d) A question was raised about status of HOA's incorporation by the representative of a buyer on Farwest Ct SE. A printout from Secretary of State website seemed to indicate that incorporation may have expired back in 2008. Rob Mendel said he would research and find out the status and get back to the other board members.

New Board Lineup

President – Keri May (no change)

Vice President – Rebekah Cade-Jordan (newsletter, website, nominating committee)

Secretary – Robert Mendel

Treasurer – Alison Brackett (no change)

ACC Chairperson – Erik Dilg (no change)

Website: Rebekah will look at the website/email account and make recommendations about was to improve – passwords will be changed.

Lawn Pros: Point of contact is Chris 894-6336; Keri will contact him about water and contract negotiations.

Next meeting: August 15, 2011 at 7:00 PM, Alison Brackett's house, 10425 Brighton St SE.

Meeting closed at 9:20 PM

Minutes approved via email August 11, 2011.




