

Minutes for August 29, 2011 Nisqually Estates Homeowners Association [HOA] Board Meeting

Present: Rebekah Cade-Jordan, Erik Dilg, Rob Mendel, Alison Brackett

Meeting opened 6:00 PM, 10425 Brighton St SE

Old Business

- 1) A motion was made with a second to formally approve the July and August minutes at this meeting. The minutes were also previously approved via email. **Approved 4-0.**
- 2) Advised Rebekah she is an authorized individual to sign checks along with Rob Mendel. Alison remains the responsible party. Rebekah needs to go to Twin Star at Safeway to sign paperwork.
- 3) A motion was made a second to list the cost for reinstatement of HOA non-profit corporation with the Secretary of State in this meetings minutes. We were successful in reinstating our non-profit incorporation with the Secretary of State on August 26, 2011 but at significant expense to the HOA. We paid outstanding fees which puts the HOA in compliance until Nov 2011 at which time the normal renewal procedures will apply again. The HOA had to pay \$972.50 in legal fees plus \$125 in fees, penalties and assessments to the WA Secretary of State. Total cost to HOA to reinstate was \$1,097.50 versus the \$40-50 it would have cost if the annual statements were properly filed in years past. –This motion was **Approved 4-0.**
- 4) Website – basic design up and running by 9/5/11 – will have the website updated by months end.
- 5) Lawn Pros – No current contract - will follow-up one time via phone. Current payment will include request for copy of 2010-2011 contract with status of water turned on at the entrances. We will officially vote on contract at the 9/7/11 meeting. Rob will provide fax number for Lawn Pros to submit contract.
- 6) HOA Insurance – 3 policies totaling \$3216 includes D&O, HOA package liability and HOA umbrella coverage. We will look at bidding for insurance coverage either next year or mid-year (option).
- 7) Draft of July-September newsletter to be submitted by Alison by 9/5/11 for review/final for 9/7/11 meeting – Ideas to be submitted 9/4/11 – 4 PM.
- 8) Annual meeting 10/15/11 at Rosemont (no cost) – 10-1130 AM – in lunch room – Rebekah to confirm with facility. – Questions and new agenda items must be submitted in advance from Homeowners. We will plan to meet with attorneys before annual meeting to address questions asked in advance.
- 9) Nomination Search - flyers went out and email sent. Rob updated the HOA email address book based on undeliverable emails and known departures and home sales. Emails submitted with ACC requests have been added to email address book.

- 10) Memo RE: file cabinet, secretary of state, taxes, etc. – available via email and access on HOA website.
- 11) 2011 dues **final** notice – 30 calendar days to pay from date of letter – Alison to complete this week and mail this week – will provide addresses for outstanding HOA dues to Board at 9/7/11 meeting.

Architectural Control Committee [ACC] Report

1. Homeowners plans – 3 submitted, 2 approved, 1 pending
2. August 6th observations – Rob will email to Alison for filing.

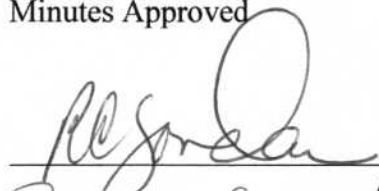
New Business

- 1) Sunday 9/11/11 – 4 PM – Alison's house – stuff envelopes for 2011 annual meeting
- 2) Outstanding dues to be included on 2012 statement.
- 3) Communications/Response (expectations/approach) - will follow-up and discuss at 9/7/11 meeting.
- 4) Question regarding validity of alleged amendments will be submitted to the attorney at our meeting with him prior to the Annual meeting.

Meeting Closed at 7:10 PM

Next meeting – September 7, 2011 at 6 PM - 10425 Brighton St SE

Minutes Approved



Rebekah Cade Jordan



Erik D Dilg