

## **Minutes for September 21<sup>st</sup>, 2011 Nisqually Estates Homeowner's Association [HOA] Board Meeting**

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

Meeting opened 6:14 pm, 10425 Brighton St SE

### **Old Business**

- 1) A motion was made and seconded to formally approve the September 7<sup>th</sup>, 2011 Minutes with the minor corrections noted during the meeting. **Approved 4-0.**
- 1) New website continues to be a work in progress – Request was made to update October 10<sup>th</sup>, 2011 meeting time/location and removing notes portion on old website.
- 2) Lawn care contract – A total of four new bids have been sought by licensed, bonded and insured landscaping companies. Champion has not yet provided clarification to some questions. Rob is meeting with LawnPros at 9:00 am September 22<sup>nd</sup>, 2011. Board agreed that if LawnPros agrees to reduce price to at least \$675 per month + tax, Rob will have authority to sign new contract on behalf of the Board and the Board will make final approval at October 10<sup>th</sup>, 2011 meeting.
- 3) Insurance – gave copies of 2009-2010 policies to Rebekah to have an estimate provided with a competing broker for next year. D&O policy book for 2011 not provided to HOA yet from current insurance broker.
- 4) Final notices for 2011 dues were mailed September 1<sup>st</sup>, 2011 – Liens will be filed October 10<sup>th</sup>, 2011 when the Board has the October monthly meeting in Olympia.

### **New Business**

- 1) ACC
  - a) New Plans – 1 plan submitted and approved
  - b) Violations – Expect 3 violations to be mailed
  - c) Observations – September 6<sup>th</sup>, 2011 walk around by ACC members
- 2) Reimbursement to:
  - a) Rebekah – **formally approved 4-0** for \$110.18 – expenses for certified mailing of 2009 and 2010 HOA tax filing and annual membership to HOALeader.com.
  - b) Rob – **formally approved 4-0** for \$130.35 for annual meeting mailings to homeowners which included copying, folding, stuffing, mailing (including postage) and delivery confirmation letter to Lot #100.
- 3) Communication/Responses (expectations – approach) – tabled for next meeting.

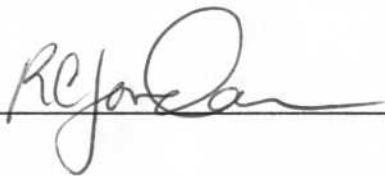

- 4) Neighborhood Watch – tabled for next meeting.
- 5) Financial management program for HOA - tabled for next meeting.
- 6) Welcoming committee - tabled for next meeting.
- 7) Job descriptions - tabled for next meeting.

Meeting closed at 7:24 pm

Date of October HOA Board Meeting: Monday, October 10<sup>th</sup>, 2011, 5-6:00 pm in the conference room at the offices of Bean, Gentry, Wheeler & Peternell, PLLC, 910 Lakeridge Way SW, Olympia, WA 98502.

Date of Annual Membership Meeting: Saturday, October 15<sup>th</sup>, 2011, 9:30 am at the Rosemont Retirement Center Lunchroom, 215 Killion Road NW, Yelm, WA 98597.

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

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