

## **Minutes for October 10<sup>th</sup>, 2011 Nisqually Estates Homeowner's Association [HOA] Board Meeting**

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

Other Homeowners Present: None

Meeting opened at 4:56 pm in the 1<sup>st</sup> floor conference room of Bean, Gentry, Wheeler & Peternell, PLLC, 910 Lakeridge Way SW, Olympia, WA 98502

- 1) A motion was made and seconded to formally approve the September 21<sup>st</sup>, 2011 Minutes with the minor corrections noted during the meeting. **Approved 4-0.**
  
- 2) Treasurer's Report
  - a) Financial report as of October 10<sup>th</sup>, 2011: Checking: \$960.67. Savings: \$7,658.35. A motion was made and seconded to approve the financial report. **Approved 4-0.**
  - b) Dues Status: Five (5) liens were filed on October 10<sup>th</sup>, 2011 for delinquent 2011 dues. Cost \$315 to file the five liens. 115 out of 120 homeowners have paid for dues for 2011.
  - c) Lien Status: Fifteen (15) total active liens on seven (7) separate lots.
  - d) 2012 Budget: A proposed 2012 budget was presented to the Board for discussion and approval. Board members discussed and fine-tuned the budget. Total budget will be \$17,430. A motion was made and seconded to approve the 2012 budget and present it to the membership for ratification at the Annual meeting. **Approved 4-0.** The budget will be posted to the website and homeowners will be notified via email.
  
- 2) Architectural Control Committee (ACC)
  - a) New plans: One (1) plan submitted, one (1) approved.
  - b) Observations/Violations: The next round of observations will be made by members of the ACC on or about October 20<sup>th</sup>, 2011.
  - c) New ACC Design Review Application: New form design was submitted for the Board's approval prior to being posted to the website and presentation at the Annual meeting. A motion was made and seconded to approve the new form with some minor modifications which included requiring paint samples and changing some language. **Approved 4-0.**

### **Old Business**

- 1) New website: [www.nisquallymeadows.org](http://www.nisquallymeadows.org) is up and running and looks great. The cost was \$159.70 for two (2) years which includes domain registration, web hosting and professional support. A motion was made by Rebekah and seconded by Erik to reimburse Rob for the costs associated with developing and maintaining the site. **Approved 4-0.**

- 2) Landscaping Contract: A new contract with LawnPros was signed lowering our monthly cost to \$675/month + tax after obtaining four (4) bids from licensed, bonded and insured businesses. The new contract price is effective October 1<sup>st</sup>, 2011. A motion was made and seconded to formally approve the new contract. **Approved 4-0.**

**New Business**

- 1) Agenda for Annual Meeting – The Board discussed and finalized agenda for annual meeting.
- 2) Attorney Consultation after Board Meeting: The board discussed and finalized the list of questions that were submitted last week to the attorney. Two questions were added and the Board determined what questions will require a written response.
- 3) Communication Response Time and Approach – tabled for next Board meeting.
- 4) Neighborhood Watch – tabled for next Board meeting.
- 5) Financial management program for HOA - tabled for next Board meeting.
- 6) Approach to Welcoming New Homeowners/Residents - tabled for next Board meeting.
- 7) Position Descriptions - tabled for next Board meeting and after new Board is determined.

Meeting closed at 6:10 pm

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.

Date of November HOA Board Meeting: To be determined after the conclusion of the Annual Meeting when the new Board has been determined.

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

  
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