

## **Minutes for December 5<sup>th</sup>, 2011 Nisqually Estates Homeowner's Association [HOA] Board Meeting**

HOA Board Members Present: Rob Mendel, Alison Brackett, Denise Smith. Board Member Rebekah Cade-Jordan was not present. Erik Dilg resigned. Other Homeowners Present: None.

Meeting opened 6:07 pm, 10425 Brighton Street SE.

1. A motion was made and seconded to formally approve the November 7, 2011 Board Minutes. **Approved 3-0.**

### **2. Treasure's Report**

- a) Financial Status: Savings \$3,159.12 Checking \$1,954.56
- b) 2011 Dues Status: 115 out of 120 homeowners have paid for dues for 2011.
- c) Lien Status: Total number of liens - 14, Number of Properties with Liens - 6.
- d) Insurance Status: Alison received D&O policy book and will keep in files.
- e) Mailing of 2012 Dues Statements: Alison to mail out paper billing statements to homeowners who have not turned in consent statement for eCorrespondence. Rob will email billing statements to homeowners who have turned in consent statement for eCorrespondence. Paper billing statement to include consent for eCorrespondence and option for hand delivery after board meeting on January 9<sup>th</sup>, 2012, between 7:00pm and 7:30pm. A motion was made and seconded to approve expenses for mailing dues statements. **Approved 3-0.**

### **3. Architectural Control Committee Report**

- a) New Plans: 1 plan submitted and approved for chimney.
- b) Observations: 22 homes with observations pertaining to CC&Rs. Up three from last month.
- c) Violations: Rob to send out undetermined amount of violation letters via e-mail or mailed letters.
- d) Introduction of Proposed ACC Guidelines: Proposed ACC Guidelines were posted on homeowner's association website for review on November 24, 2011. They will remain on the website for homeowners to make comments for 60 days. The 60 day comment period will end on January 24<sup>th</sup>, 2012.

4. **Old Business**

- a) Responsibilities of New Board Members: Position descriptions are consolidated and up for viewing on the private page of the homeowner's website. Any changes should be sent to Rob. Still need to add Vice President description. Will discuss at next meeting.
- b) Status on sale of playground equipment: No offers as of yet. Rebekah will post another ad in January.

5. **New Business**

- a) Filling Vacant Board Position: Vacant board position is advertised on website. No inquiries. Plan to approach some homeowners on ACC.
- b) Status of consent forms: 8 consent forms received.

6. Next Board Meeting to be held on Monday, January 9<sup>th</sup>, 2012, 6:00-7:00 pm at 10425 Brighton St SE.

Meeting closed at 6:32 pm.

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

