

Minutes for January 9th, 2012 Nisqually Estates Homeowner's Association [HOA] Board Meeting

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

Meeting opened 6:06 pm, 10425 Brighton Street SE.

1. A motion was made and seconded to formally approve the December 5th, 2011 Board Minutes. Approved 3-0.

2. Treasurer's Report

- a) Financial Status: Checking \$3,659.68 Savings \$3,159.12.
- b) 2012 Dues Status: 45 out of 120 homeowners have paid dues as of January 9th, 2012.
- c) Lien Status: Total number of liens - 14, Number of Properties with Liens - 6.
- d) Final Notice of 2012 Dues Statements: Rob to send out email reminder to homeowners regarding payment of 2012 annual dues. Allison to send out past due notices to homeowners who have not paid annual dues on or about February 20th, 2012. Notice to include interest of 12% for 30 days past due and subject to lien.

3. Architectural Control Committee (ACC) Report

- a) New Plans: No new plans submitted.
- b) Observations: Observations have not yet been made for month of January. The ACC will make observations before the end of the month.
- c) Violations: Violation letters were not sent out in December 2011 due to the holiday schedule but they may be added to what is observed in January 2012.
- d) Proposed ACC Guidelines posted on website for 60 day comment period on November 24th, 2011. Intent is to vote on new ACC Guidelines at February 2012 Board Meeting. Comments from homeowners have been received and changes are being incorporated.

4. Old Business

- a) Responsibilities of New Board Members: Tabled for February meeting.
- b) Sale of Playground Equipment Status: Rebekah to re-post new advertisement for sale of the equipment in the common area park.

5. **New Business**

- a) Filling Vacant Board Position: Vacant board position is advertised on website. There is currently no interest.
- b) Corrections/Changes to Homeowner Database (Alison): Alison to summarize and send to Rob for update.
- c) Status of Consent Forms: 23 consent forms received with annual payment.
- d) Discussion of 15131 105th Ave SE Property (Alison): Alison to resend annual dues notice.

6. Comments and Questions: A Real Estate Agent who is a homeowner requested by letter to advertise in newsletter or on the website a special offer to fellow homeowners in Nisqually Meadows. Rob will research and respond to the homeowner. Also, there were concerns regarding multiple cars parked on 105th Ave.

7. Next Board Meeting to be held on Monday, February 6th, 2012, 6:00-7:00 pm at 10425 Brighton St SE.

Meeting closed at 7:01 pm.

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

