

## **Minutes for February 6<sup>th</sup>, 2012 Nisqually Estates Homeowner's Association [HOA] Board Meeting**

HOA Board Members Present: Rob Mendel, Alison Brackett, Denise Smith and Rebekah Cade-Jordan.

Other Homeowners Present: None.

Meeting opened 6:08 pm, 10425 Brighton Street SE.

1. A motion was made and seconded to formally approve the January 9<sup>th</sup>, 2012 Board Minutes. Approved 4-0.

### **2. Treasurer's Report**

- a) Financial Status - Checking \$11,741.38; Savings \$6,500.50. A motion was made and seconded to authorize Alison to set up an auto pay account with Puget Sound Energy for the monthly HOA electric bill. Approved 4-0.
- b) 2012 Dues Status: To date 93 out of 120 homeowners have paid dues for 2012.
- c) Lien Status: Total number of liens - 14, Number of Properties with Liens - 6. No change from last month.
- d) Final Notice of 2012 Dues Statements: Rob to send out general e-mail reminder to homeowners regarding payment of 2012 annual dues. Alison to send out past due notices to homeowners who have not paid annual dues on or about February 20<sup>th</sup>, 2012. Notice to include interest of 12% for the 30 days past due and subject to lien if not paid in full.
- e) Status of consent forms received thus far: Approximately 65 consent forms received.

### **3. Architectural Control Committee (ACC) Report**

- a) New Plans: No new plans submitted.
- b) Observations: 28 homes with violations observed on January 28<sup>th</sup>, 2012.
- c) Violations: Rob to send out general courtesy notice via Facebook, NEHOA website, and e-mail to homeowners addressing Christmas lights, tree debris, garbage in yards, etc. Homeowners still in violation at the time of March's observations will be sent a violation letter.
- d) Proposed ACC Guidelines posted on website for 60 day comment period on November 24<sup>th</sup>, 2011. Comment period was extended one week due to the recent storm. Will be voted on at March's board meeting.

4. **Old Business**

- a) Responsibilities of New Board Members: Board members responsibilities are posted on the private area of the website and may be accessed for reference.
- b) Sale of Playground Equipment Status: Rebekah posted a new ad on February 6<sup>th</sup>, 2012. Asking price of \$350.00 OBO. The price will be lowered incrementally until a buyer is found. The structure will be completely removed and what will be put in its place is TBD.
- c) Filling of Vacant Board Position – Vacant board position is advertised on website. There is currently no interest.

5. **New Business**

Remaining storm debris clean-up strategy: Rob to call Lawn Pros for early February visit. After Lawn Pros completes the already contracted work for February an assessment will be made of the remaining storm debris in the commons area. Rob will get an estimate from Lawn Pros for cleaning up the remaining debris. A motion was made and seconded for Rob to approve cleanup work and fees for the common areas and individual property where damage was caused by commons trees for an amount not to exceed \$500.00 without further consideration/authorization. Approved 4-0.

- a) Website ad page: A motion was made and seconded to create ad page on the homeowner's website for people to pay for approved advertising space. Ads will be approved but not endorsed by the homeowner's association. Revenue will be used to mitigate the cost of running the website. Approved 4-0.
- b) Community Yard Sale: Rebekah to set up this year's community yard sale. One yard sale in May and another in August or early September. Rebekah to pick dates and propose budget. Will seek other homeowners who are interested in serving on a committee to help set up and promote these events.

6. Comments and Questions: None

7. Next Board Meeting to be held on Monday, March 5<sup>th</sup>, 2012, 6:00-7:00 pm at 10425 Brighton St SE.

Meeting closed at 7:21 pm.

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

  
\_\_\_\_\_  
  
\_\_\_\_\_