

Minutes for March 5th, 2012 Nisqually Estates Homeowner's Association [HOA] Board Meeting

HOA Board Members Present: Rob Mendel, Alison Brackett and Denise Smith.

HOA Board Member Not Present: Rebekah Cade-Jordan.

Other Homeowners Present: None.

1. Meeting opened 6:05 pm, 10425 Brighton Street SE.
2. A motion was made and seconded to formally approve the February 6th, 2012 Board Minutes. **Approved 3-0.**

3. Treasurer's Report

- a) Financial Status - Checking \$12,858.94; Savings \$6,501.02.
- b) 2012 Dues Status: To date, 102 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) Liens will be prepared on all properties that have not paid homeowners dues for 2012 before the April board meeting.
- e) Status of consent forms received thus far: Approximately 70 consent forms for electronic communications received.
- f) 15221 105th Ave: Short sale negotiator and escrow agent have been notified of amount due on property.
- g) 10423 Brighton: Pending sale. Second notice of homeowner's dues was sent to new address.
- h) 15349 105th Ave: Verified that no double payment for the homeowner's dues was received for 2012. The homeowner was advised to follow-up with his property manager and if double paid, he would need to submit cancelled checks to verify double payment.

4. Architectural Control Committee (ACC) Report

- a) New Plans: No new plans submitted.
- b) Observations: Observations were not made in February due to the shortened month and emphasis on clean-up of the January winter storm.

- c) Storm Cleanup Ongoing: Lawn Pros is scheduled for two visits in the month of March in accordance with the contract. A motion was made and seconded that, upon completion of the scheduled visits, Rob will make an assessment and may authorize up to \$500 of clean-up work if necessary. **Approved 3-0.**
- d) Vote of ACC Guidelines, Rules and Regulations: Proposed ACC Guidelines were posted for public comment for over two months. Numerous comments were received and changes incorporated. Paragraph 2.7.2 will be updated so the homeowner is not required to contact the HOA upon receiving a violation notice but will still be required to rectify the problem within five calendar days. All other changes and updates incorporated looked good. A motion was made and seconded to approve the ACC Guidelines, Rules and Regulations. **Approved 3-0.**

5. Old Business

- a) Sale of Playground Equipment Status: The playground equipment continues to be a hazard and liability to the HOA. The Board authorized advertisement and sale at the November 7th, 2010 Board Meeting, however there has been little if any interest from a potential buyer. A motion was made and seconded that if, after confirmation with Rebekah, no offer has been made and accepted from the ads placed on the playground equipment, the Board will allow an individual who is interested in the salvage value of the equipment to completely remove the structure at no cost to the HOA. **Approved 3-0.**
- b) Filling of Vacant Board Position – Vacant board position is advertised on website. There is currently no interest.
- c) Yard Sale Update: One homeowner is interested in helping with the neighborhood annual garage sale and has been in contact with Rebekah.

6. New Business

- a) Highway Truck Noise – A homeowner has asked what can be done: Rob advised the homeowner to discuss concern with other neighbors to see if there were similar concerns and contact the City of Yelm about what can be done. The HOA Board is willing to support the homeowner about the issue if there is sufficient interest among homeowners.
- b) HOA Website Advertisement Page: An ad page is in development and there is someone who would like to buy six months of ad space.

7. Comments and Questions:

- a) Stamps: A motion was made and seconded for Allison to buy two books of stamps for the HOA. **Approved 3-0.**

b) PSE Automatic Payment: Alison set up a PSE automatic payment from the HOA bank account for the HOA's monthly electric bill. An alert will be sent to the HOA if the bill exceeds \$50 a month.

8. Next Board Meeting to be held on Monday, April 2nd, 2012, 6:00-7:00 pm at 10425 Brighton St SE.

9. Meeting closed at 7:13 pm.

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

Denise Smith

Robert A. Model