

Minutes for April 2nd, 2012 Nisqually Estates Homeowner's Association [HOA] Board Meeting

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

Other Homeowners Present: None.

1. Meeting opened 6:03 pm, 10425 Brighton Street SE.
2. A motion was made and seconded to formally approve the March 5th, 2012 Board Minutes. **Approved 4-0.**
3. **Treasurer's Report**
 - a) Financial Status - Checking \$12,983.27; Savings \$6,501.58.
 - b) 2012 Dues Status: To date 105 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) Notice of Lien form and plan to file liens for unpaid dues: The Notice of Lien form was reviewed by our attorney. He recommended that we add the Thurston County Auditor's file number of the CC&R's to the notice. We were also advised that it is not necessary to send a copy, certified or otherwise, to a homeowner prior to or after filing of a lien. A motion was made and seconded to make those changes and take out verbiage in the lien document notice regarding sending mail notices to homeowner. Alison will send out a third notice (this year 2012 only) on April 6th asking that dues be paid by April 20th, 2012. Liens for unpaid dues will be filed on or about April 23rd, 2012. **Approved 4-0.**
 - e) Status of consent forms received thus far: Approximately 78 consent forms received.
 - f) 15221 105th Ave SE: HOA will continue to bill for items incurring after their 2009 bankruptcy based on legal advice.
 - g) 10423 Brighton St SE: 2012 dues have been paid.
4. **Architectural Control Committee (ACC) Report**
 - a) New Plans: No new plans submitted.

- b) Observations: Observations were made for March. Personal visits and e-mails have been sent out to those found in violation of the covenants. Rob to call Windermere property manager to inform that our HOA is active and covenants are enforced.
- c) Storm Cleanup Update: Storm clean-up of all HOA common areas is complete. Some individual homeowners are still responsible for cleanup on their property. Lawn Pros spent an additional five man hours and three dump runs in order to finish the storm damage cleanup of common areas. The total additional cost to the HOA was \$275. City of Yelm officials asked that we keep children from playing, riding bikes and throwing rocks/debris in retention pond areas.

5. Old Business

- a) Sale of Playground Equipment Status: Playground equipment has been removed as per Board decision.
- b) Filling of Vacant Board Position – Vacant board position is advertised on website. There is currently no interest.
- c) Yard Sale Update: Dates have been chosen and are on website. A motion was made and seconded to reimburse Rebekah for up to \$50 for paint and advertisement for the garage sale. **Approved 4-0.**
- d) Website Ad Page: The ad page is ready and we are waiting for client to approve and pay for the advertisement.
- e) Highway Truck Noise – Does not seem to be a concern for more than one homeowner. If homeowner chooses to pursue the issue of highway truck noise with the City of Yelm, the HOA will support them.

6. New Business

- a) Water: HOA Board to determine at next meeting the date to turn water back on in the common areas.
- b) Insurance books: Alison has requested that the insurance policy books be returned from Rebekah and an insurance quote be obtained to compare with current policy/annual cost. Need to inform insurance company that we no longer have playground equipment and ask for adjustment in insurance premium based on lower risk at next renewal.

7. Comments and Questions:

- a) HOA Board meeting will be changed to the second Monday in May to accommodate Rebekah's work schedule.
- b) Plans for the neighborhood common park area where the playground equipment was will be discussed at the May board meeting.
- c) HOA Post Office box is due for renewal by the end of April 2012.

8. Next HOA Board Meeting to be held on Monday, May 14th, 2012, 6:00-7:00 pm at 10425 Brighton St SE.

9. Meeting closed at 7:16 pm.

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

Dennis Smith

A. Brackett