

Minutes for June 4th, 2012 Nisqually Estates Homeowner's Association [HOA] Board Meeting

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

HOA Board Members Not Present: none.

Other Homeowners Present: Staci Dilg and Frank Symanski.

1. Meeting opened 6:04 pm, 10425 Brighton Street SE.
2. A motion was made and seconded to formally approve the May 14th, 2012 Board Minutes. **Approved 3-0.**

3. Treasurer's Report

- a) Financial Status - Checking \$11,099.99; Savings \$6,502.68.
- b) 2012 Dues Status: To date 110 out of 120 homeowners have paid dues for 2012. No change from previous month.
- c) Lien Status: Total number of liens - 24, Number of Properties with Liens - 11. No change from previous month.

4. Architectural Control Committee (ACC) Report

- a) New Plans: No new plans submitted.
- b) Observations: Next ACC observations will be made in mid-June.

5. Old Business

- a) Filling of Vacant Board Positions – After confirming their interest and qualifications as homeowners, a motion was made and seconded to vote on adding Staci Dilg and Frank Symanski as members of the board for the remainder of the 2012 term. **Approved 3-0.**
- b) Status of return of Insurance Policy Books: Still not returned by Rebekah.
- c) Common area water turned on by City of Yelm about May 18th, 2012: Water turned on in the front area only. LawnPros made an inspection of the neighborhoods irrigation system. One zone needs repairs. Rob to address irrigation system repairs. LawnPros will use parts from irrigation areas not in use. If we need additional parts LawnPros will supply us with an estimate.

6. New Business

- a) Fourth of July issues: HOA will send out a reminder to all residents via website, Facebook, and e-mail reminding residents to be follow city ordinances regarding fireworks and to clean up all debris.
- b) Lawn care for vacant lots: Vacant homes to be noted during the next observations. Notices will be sent to current legal owner regarding lawn care.
- c) Retention Pond Area on 105th Ave near Farwest Ct: Will discuss issues regarding planting of some new trees in the retention area at a future meeting.

7. Comments and Questions

- a) Street Lights: Questions were asked regarding why the homeowners have to pay for the street lights on the city streets. Rob to ask City of Yelm.
- b) Homeowner raised concerns via email regarding dog living at the rental property on the corner of Brighton and 105th. Homeowner is concerned about the dog breaking the fence. Homeowner would like to discuss the issue with the current owner of the home where the dog resides. HOA will put homeowner in touch with the property manager.
- c) Homes in need of painting: Concerns were raised regarding the amount of time a homeowner has to repaint their home once a notice has been received. It was suggested that the HOA give an extended time (different than the usual time frame for violations) so the homeowner has the opportunity to save the finances required and plan for favorable weather. Houses in need of painting to be identified. Will be discussed at a future meeting.
- d) Neighborhood sign: Plants are blocking the word "Meadows" on the sign in front of the neighborhood. A note will be put on the next bill to LawnPros. Will discuss at next meeting if it is not addressed.
- e) Account Updates: Rebekah has been removed from credit union, post office box and website accounts. Alison is primary responsible person and Rob is an authorized signer on the credit union account.
- f) Insurance: Alison to inform insurance broker that we no longer have playground equipment and to have them research new insurance options and provided estimates from several companies. Will be discussed at August meeting.

8. Next Board Meeting to be held on Monday, July 9th, 2012, 6:00-7:00 pm at 10425 Brighton St SE.

9. Meeting closed at 7:08 pm.

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




