

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

HOA Board Members Present: Rob Mendel, Frank Symanski, Alison Brackett, Denise Smith, and Staci Dilg.

HOA Board Members Not Present: none.

Other Homeowners Present: none.

1. Meeting opened 6:06 pm, 10425 Brighton Street SE.
2. A motion was made and seconded to formally approve the June 4th, 2012 Board Minutes. **Approved 5-0.**
3. **Treasurer's Report**
 - a) Financial Status - Checking \$10,328.59; Savings \$6,503.22.
 - 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: 2 submitted, 2 approved.
 - b) Observations and Violations: Observations were conducted on June 24th, 2012. 15 homes with notable observations. Courtesy and violation notices will be sent out as appropriate.
 - c) Observations will be made in August to identify homes in need of painting. Homeowners will receive a year notice to provide them time to plan financially and for favorable weather.
 - d) Blue Tarp in Farwest Court: Complaint was made regarding the blue tarp on outdoor structure in the backyard of a home located in Farwest Court. Blue tarp can be seen from the road and trail. Rob to send e-mail to homeowner asking that plans be submitted for a permanent structure.
 - e) Rob to send out a friendly reminder via Facebook and blog regarding keeping garbage cans out of view from the road.

5. Old Business

- a) Status of return of Insurance Policy Books: Still not returned by Rebekah.
- b) Lawn care for vacant lots: Vacant homes to be identified. Notices to legal current owner will be sent out if lawn care is in violation of neighborhood covenants.
- c) Fourth of July Fireworks message: Message was put out on Facebook and blog.

6. New Business

- a) Retention Pond Grass Areas: Rob met with Lawn Pros to address the overgrowth of the grass in the retention ponds. New crew members were not familiar with the contract regarding the upkeep of the retention ponds. Lawn Pros is scheduled to come out on Tuesday July 10th, 2012. Lawn Pros waived fees for the work done on the neighborhood irrigation system to compensate for their oversight.
- b) Barking Dogs: Rob to send out a reminder to residents via Facebook and blog to be courteous and keep dogs quiet. When the weather is warm neighbors have their windows open and barking dogs can be a nuisance.
- c) Seeking Nominations for Next Term: Frank as the Vice President to be chairperson for the nominee committee. Will start in August informing homeowners of HOA yearly meeting and encouraging them to run for positions in the HOA board.

7. Comments and Questions

- a) Compression Brakes and Street Lights: Frank to ask the city of Yelm about the possibility of getting a "No Compression Brakes" sign in front of the neighborhood. Also, Frank to inquire about who pays for the street lights in the neighborhood.
- b) HOALeader.com: Rob to renew the HOA membership to HOALeader.com after it expires in September/October. The website has proven to be a valuable resource for many of the questions and concerns that are raised in the neighborhood.
- c) WA Secretary of State: Due to the filling of the vacant positions on the HOA board an update will be made to our registration on the WA Secretary of State website. Our non-profit corporation status is still current and valid.
- d) Rob to send out a thank you to residents via Facebook and blog stating that we appreciate those who let the HOA know about reasonable projects requiring extended time for storage units and trailer parking.

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

9. Meeting closed at 7:10 pm.

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

Robert A. Mendel

Denise Smith