

Minutes for August 6th, 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: Staci Dilg and Frank Symanski.

Other Homeowners Present: None.

1. Meeting opened 6:04 pm, 10425 Brighton Street SE.
2. A motion was made and seconded to formally approve the July 9th, 2012 Board Minutes. **Approved 3-0.**
3. **Treasurer's Report**
 - a) Insurance Update: Quotes were received from two additional insurance companies. Rob to meet with Josh Painter from Nicholson Insurance to make corrections to our current policy and get an updated quote. A motion was made and seconded for Rob to contact Josh Painter from Nicholson Insurance. Board to renew updated insurance policy with Philadelphia. Alison to make full payment on current policy. **Approved 3-0.**
 - b) Financial Status: Checking \$9,528.24; Savings \$6,053.78.
 - c) 2012 Dues Status: To date 110 out of 120 homeowners have paid dues for 2012. No change from previous month.
 - d) 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 - Scheduled for August with emphasis on home painting. The ACC will provide a courtesy one year notice for homes in need of painting with the intent that homeowners will have time to plan and save money for painting their home.
5. **Old Business**
 - a) Lawn Care for vacant lots – Contact made with bank property managers for house numbers 10412 and 10415. Work done on 10412. Rob to contact banks again.

- b) Tree Trimming – LawnPros cut back the trees growing over the sidewalks. The ACC will continue to monitor tree trimming.

6. **New Business**

- a) 2013 Budget and Proposed Dues Increase – A motion was made and seconded to approve the budget for 2013. Increases were made for City of Yelm water, County Treasurer/Auditor, bank fees, office supplies, USPS and miscellaneous expenses. Dues to increase no more than the allowable 5% from \$145.25 (2012) to \$152.50 (2013), rounded down to the nearest quarter. **Approved 3-0.**
- b) Seeking Nominations for Next Term – Rob to meet with Frank to discuss advertising for nominations for next term. Advertising to be done on mail boxes, e-mail and Facebook. Nomination requests must be submitted to the Board by August 24th, 2012 in order to be included on the printed ballot.
- c) Annual Homeowners Meeting – Tentative date for Annual Homeowners Meeting is October 13th 2012. Meeting location – Frank to check Emmanuel Lutheran Church. Rob to check Masonic Temple, Rosemont Retirement Home and Yelm Prairie Hotel. Location to be decided by August 24th, 2012.

7. **Comments and Questions:** None.

8. Next Board Meeting to be held on Monday, September 10th, 2012, 6:00-7:00 pm at 10425 Brighton St SE.

9. Meeting closed at 6:48pm.

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




