

Minutes for August 19th, 2013 Nisqually Estates Homeowner's Association [HOA] Board Meeting

HOA Board Members Present: Rob Mendel, Frank Symanski, Steve Jasper and Rebekah Jordan.

HOA Board Members Not Present: Amy Tribble.

Other Homeowners Present: none.

Guests: none.

1. Meeting opened 6:11 pm at 15331 105th Avenue SE.
2. A motion was made and seconded to formally approve the July 22nd, 2013 Board Meeting Minutes. **Approved 4-0.**
3. **Financial Report**
 - a) Financial Status – Checking: \$14,351.55; Savings (Reserve): \$6,510.36. Anticipated expenses for next month: Lawn Pros - \$733.73/mo; PSE - \$39/mo; City of Yelm water bill – approximately \$240 per month during the summer.
 - b) 2013 Dues Status - To date, 115 out of 120 homeowners have paid dues for 2013. No change from last meeting.
 - c) Lien Status: Total number of liens – 19, Number of Properties with Liens – 7. No change from last meeting.
4. **Architectural Control Committee (ACC) Report**
 - a) New Plans – four (4) new plans submitted and three (3) approved (new garage door – 1, exterior house painting – 1, garage door painting - 1. One plan for fence construction was held pending further detail and clarification.
 - b) Observations and Violations – four courtesy notices (boat, trailers and barking dogs). One formal violation was mailed and personally delivered to the homeowner for yard maintenance, trailer, waste receptacles and back yard.
 - c) Monthly maintenance work on vacant 10415 Brighton completed. The lawn is being mowed at least once a month. Absent owner is bearing all expenses.
 - d) Water at front entrance will be shut off by August 31st, 2013 as we are approaching 100% of our allocation. Major repairs and upgrade will be needed to our irrigation system to repair leaks and establish efficient coverage and conservation. Estimates are being obtained. Planning on making repairs in early Spring before there is a water requirement.

5. **Old Business**

- a) Community Park Progress Report. Phase One is progressing with bark removal and soil replacement for a topiary planting, painting the slab four square effect, purchase and installation of security lighting with HOA funding and owners consent/cooperation.
- b) Border issue with neighbor adjacent to South fence line. Question as to requirement and responsibility for maintenance and upkeep of entire fence line by HOA as opposed to individual homeowners and South border neighbor. President consulted with HOA attorney concerning the issue and reported back that each individual homeowner along with the adjacent neighbor is responsible for the maintenance of the fence if they have one.
- c) Established date, time and location of the 2013 Annual Meeting. Saturday, October 19th, 2013 in the Bald Hills Conference Room of the Yelm Prairie Hotel. Deposit made to Prairie Hotel to secure the room.

6. **New Business**

- a) A proposed 2014 budget was presented and discussed. Motion was made and properly seconded to increase the 2014 annual assessment from \$152.50 to \$160.00 (less than 5% increase) and to approve the 2014 budget as presented. **Approved 4-0.** A copy of the budget will be posted on the website and sent out with the annual meeting notice.
- b) Nomination Status. No homeowners have expressed interest in running for Board of Director positions other than those currently on the HOA Board.
- c) Best Yard Contest status. Contest is ongoing and several nominations have been received via email, Facebook and the HOA website blog.
- d) Area HOA Meeting. The President represented the Nisqually Estates HOA on August 12th, 2013 at a new group forming of area HOAs. The group plans to meet quarterly and become involved in lobbying the WA State Legislature on HOA issues.
- e) HOA attorney invited to and plans on coming to the next Board meeting.

7. **Comments and Questions:** none.

8. Next HOA Board meeting to be held on Monday, September 16th, 2013, 6:00-7:00 pm at 15331 105th Avenue SE.

9. Meeting closed at 7:32 pm.

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




