

## **Minutes for October 8<sup>th</sup>, 2012 Nisqually Estates Homeowner's Association [HOA] Board Meeting**

HOA Board Members Present: Rob Mendel, Frank Symanski and Staci Dilg.

HOA Board Members Not Present: none.

Other Homeowners Present: none.

1. Meeting opened 6:03 pm, 15331 105<sup>th</sup> Avenue SE.
2. A motion was made and seconded to formally approve the September 10<sup>th</sup>, 2012 Board Meeting Minutes. **Approved 3-0.**
3. **Treasurer's Report**
  - a) Financial Status - Checking \$3,602.35; Savings \$6,504.88.
  - b) 2012 Dues Status - To date 111 out of 120 homeowners have paid dues for 2012. One homeowner caught up on 2012 dues with interest and fees.
  - c) Lien Status: Total number of liens - 21, Number of Properties with Liens - 10. Three liens were released on one property after receiving payment in full.
4. **Architectural Control Committee (ACC) Report**
  - a) New Plans – no new plans were submitted.
  - b) Observations and Violations – monthly observations will resume after the annual meeting.
  - c) Political signs and yard signs – a query was received from a homeowner via email concerning homes with political yard signs and advertising signs. The Board noted the CC&Rs regarding signage. Frank will research Yelm ordinances before we provide a response on the issue.
5. **Old Business**
  - a) Resignations – Due to the recent resignations of Alison and Denise, the remaining Board members will have to share the responsibilities and duties of Secretary and Treasurer until those positions are filled.

- b) Insurance Update (Refund) – Rob has been working with Nicholson Insurance to receive a refund for unnecessary endorsement for a water feature since 2003. Our renewed policy will not include the water feature endorsement for a savings of \$750.00 a year. The decision of Philadelphia Insurance was to refund our overpayment for this year and the previous year (in which we discovered the error) but not go back all the way to 2003. The total refund will be about \$1500.

6. **New Business**

- a) Annual Board Meeting Final Preparation – Annual meeting will be set up and ran same as last year. The Board discussed roles during the meeting and the plan if a quorum was not achieved.
- b) Transition of Board – In the event a quorum is reached, a new Board will be elected. In the event a quorum is not reached, the current Board remains in place until the next special or annual meeting in which a quorum is achieved. However, if a quorum is not reached and there are homeowners in good standing who want to serve on the Board, the Board may exercise its authority to fill vacant Board positions.

7. **Comments and Questions**

None.

8. Next Board Meeting to be held on Monday, November 12<sup>th</sup>, 2012, 6:00-7:00 pm at 15331 105<sup>th</sup> Avenue SE. The Board will be in recess during the month of December unless there is an emergent reason to hold a meeting.

9. Meeting closed at 7:03 pm.

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



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