

Minutes for November 12th, 2012 Nisqually Estates Homeowner's Association [HOA] Board Meeting

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

HOA Board Members Not Present: none.

Other Homeowners Present: none.

1. Meeting opened 5:56 pm at 15331 105th Avenue SE.
2. A motion was made and seconded to formally approve the October 13th, 2012 Board Meeting Minutes. **Approved 4-0.**
3. **Financial Report**
 - a) Financial Status – Checking \$4,968.95; Savings \$6,505.44
 - b) 2012 Dues Status - To date 112 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 – 16, Number of Properties with Liens – 9. Five 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 – 1 violation and 2 fines. Fines were issued on a homeowner for not moving trailer in required time limit. Formal monthly observations will begin once new schedule has been agreed upon.
 - c) Political signs and yard signs – No longer an issue; however, more research into local laws may be required for next election season. Political signs in HOA common areas were removed in October.
5. **Old Business**
 - a) Review of Annual meeting held on October 13th, 2012. There were not enough homeowners present or by proxy to establish a quorum, but a full agenda was covered including information updates with questions/answers followed by the award of several door prizes.

- b) Lien payment received and deposited- \$1,679.49
- c) Insurance refund received and deposited- \$1,438.00
- d) Annual renewal of Non-profit Corporation Status paid- \$10.00
- e) Annual renewal of law firm legal representation agreement paid- \$500.00; legal counsel may be used for telephone consultation, but issues that require further research will be charged at the attorney's hourly rate. Also included is registered agent service and more.
- f) Water lines for sprinklers in common areas were shut-off and winterized in September for winter; final bill from the City of Yelm received in October and paid in full, leaving a zero account balance.

6. New Business

- a) Annual Billing - HOA annual statements will be mailed the week of Thanksgiving. Board members will meet to address and stamp billing statements for those homeowners who have not consented to receive them by email.
- b) New HOA information signs were placed on every mailbox.
- c) New homeowners were welcomed to neighborhood with both emails and personal greeting. They signed consent forms to receive future HOA emails and notifications.
- d) Community Park ideas will still be solicited until February 2013. This will give Board members time to formalize ideas while waiting for better weather to complete plans.
- e) A motion was made and seconded to renew the annual subscription (\$99.00) to HOAleader.com, a resource for the Board on HOA leadership and management.
Approved 4-0.

7. Comments and Questions

- a) Frank presented an idea to create a running list of potential ideas for future annual meetings. Ideas or questions can be posted on HOA website by either HOA Board members or homeowners and then voted on at the next annual meeting.
- b) In fairness to the homeowners who pay dues on time, the procedure this year for dues collection will be consistently applied to all. Email and regular billing will both go out no later than November 20th, 2012 and payment is due by January 1st, 2013. Dues will be considered late if not received by January 15th, 2013. Interest will start to accrue from January 15th, 2013 and if no payment is received by February 15th, 2013 a lien may be filed. Homeowners who contact the Board *prior* to the January 1st, 2013 due date with financial difficulties, may, at the option of the Board, be given one 30-day extension.

8. Next Board meeting to be held on Monday, January 7th, 2013, 6:00-7:00 pm at 15331 105th 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 6:45 pm.

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




