

Minutes for March 11th, 2013 Nisqually Estates Homeowner's Association [HOA] Board Meeting

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

HOA Board Members Not Present: none.

Other Homeowners Present: none.

Guest: Craig R. Johnson, State Farm Insurance, Maple Valley, WA

1. Meeting opened at 6:02 pm at 15331 105th Avenue SE.
2. A motion was made and seconded to formally approve the January 11th, 2013 Board Meeting Minutes. **Approved 3-0.**
3. **Financial Report**
 - a) Financial Status – Checking: \$18,930.93; Savings: \$6,507.60. Anticipated expenses for next month: LawnPros - \$733.73/mo, PSE - \$39/mo, and PO Box renewal fee - \$70.00.
 - b) 2013 Dues Status - To date, 112 out of 120 homeowners have paid dues for 2013. This is a record number of dues paid compared to the same time in previous years. Note: One homeowner had been granted an extension and paid within allotted timeframe.
 - c) Lien Status: Total number of liens – 24, Number of Properties with Liens – 11. Nine (9) liens were filed on February 28th, 2013 (8 dues/1 ACC fine). One (1) lien was released on March 8th, 2013.
4. **Architectural Control Committee (ACC) Report**
 - a) New Plans – one new plan submitted and approved (outside lighting). One inquiry was made on a potential sprinkler system and replacing trees.
 - b) Observations and Violations – 5 courtesy notices (boat, Christmas lights, trailers and an unrepaired downspout).
 - c) One homeowner has not taken care of a broken downspout which is leaning off side of house; previous informal and formal HOA requests have been ignored. A formal violation notice with a fine notice will be issued.
 - d) The previous ACC Chairperson resigned effective March 10th, 2013. Amy Tribble moved from the Secretary position to the ACC Chairperson position by proper vote of the HOA Board. **Approved 3-0.**

5. Old Business

- a) Annual billing completed. Copies of liens mailed to affected homeowners; letters mentioned possible small claims court or foreclosure action if further delays in paying dues/fines occur.
- b) Community park ideas were brought forward via email by residents on Red Fern Court SE; concerns about vandalism, voyeurism and noise were mentioned. Future plans include adding a small bench and possibly a trash can (cost of adding maintenance of trash can to current LawnPros account is being evaluated). Motion sensor lights may also be added by neighboring homeowners if cost is minimal and they consent to installing the lights.
- c) The current HOA Board is staffed by volunteers; however, there has been little interest by homeowners in filling the two open positions. A professional HOA management company costs approximately \$400-\$500 per month which would add additional cost to annual HOA budget and fees. The cost is a bit high at this time, but may be considered if the open Board positions cannot be filled.

6. New Business

- a) Our HOA insurance contract is due for renewal in the coming months. An agent from State Farm came to the meeting with cost comparison to our current coverage as well as to offer important insights on what HOA board members should be aware of. A motion was made and seconded that the HOA president will review updated proposal from our current insurance company prior to changing or renewing HOA insurance policy. **Approved 3-0.**
- b) Vehicle prowling and yard break-ins have recently been reported in the neighborhood. Incidents have been posted on the website blog and Nisqually Meadows Facebook page. Residents are reminded to lock up vehicles and keep high value items out of plain sight. Motion-sensor lights are also a good idea and can easily be approved by ACC prior to installation. Residents are encouraged to report suspicious activity to the Yelm Police Department.

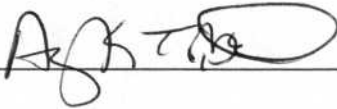
7. Comments and Questions

There are about six (6) or seven (7) homeowners who neglect to pay dues every year. There was a question concerning using more stern and effective methods to resolve these non-payments by notifying homeowners who fail to pay that future actions will include small claims court actions or even possibly foreclosure suits. Further research is warranted. Our current legal counsel is available to answer simple legal questions and has been utilized by board president in the past. We will explore the possibility of using these options to collect money owed to the HOA.

8. Next Board meeting to be held on ~~Monday~~^{Tuesday}, March 19th, 2013, 6:00-7:00 pm at 15331 105th Avenue SE. A homeowner has expressed interest in joining the Board and we will meet with him at that time.

9. Meeting closed at 7:28 pm.

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

 _____

 _____