

## **Minutes for May 6<sup>th</sup>, 2013 Nisqually Estates Homeowner's Association [HOA] Board Meeting**

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

HOA Board Members Not Present: none.

Other Homeowners Present: William and Rebekah Jordan.

Guests: none.

1. Meeting opened at 6:08 pm at 15331 105<sup>th</sup> Avenue SE.
2. A motion was made and seconded to formally approve the March 11<sup>th</sup> and March 19<sup>th</sup>, 2013 Board Meeting Minutes. **Approved 4-0.**
3. **Financial Report**
  - a) Financial Status – Checking: \$16,313.75; Savings: \$6508.70. Anticipated expenses for next month: Lawn Pros - \$733.73/mo. and PSE - \$39/mo. Yard Sale Expenses TBD.
  - b) 2013 Dues Status - To date, 115 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.
  - c) Lien Status: Total number of liens – 19, Number of Properties with Liens – 7. Five (5) liens were paid and released since the last Board meeting.
4. **Architectural Control Committee (ACC) Report**
  - a) New Plans – Five new plans submitted and approved (1-House Painting, 2-Landscaping, 1-Irrigation System, 1- Roof replacement).
  - b) Observations and Violations – 2 courtesy notices (trailers and an unrepaired downspout). These have been reconciled.
  - c) Repair work on common area fence drainage field. Golf course coordination for mutual fence repair.
  - d) Maintenance work on vacant 10415 Brighton has begun via Lawn Pros with initial lawn mow and roof moss treatment. Per owner, the lawn will be mowed at least once a month. Absent owner is bearing all expenses.
  - e) Irrigation in front main entrance to be repaired at HOA cost. City of Yelm notified to unlock water meter.

- f) Yard of the Month/Summer contest proposed. Announcement will be posted on Facebook group page and Nisqually Estates public web site for neighborhood consideration. Votes will be tallied for final winner with recognition.

5. **Old Business**

- a) Community Park Plans considered: new park bench, two trees and raised bed flower bed using existing wood chip bed with memorial to Fallen Soldier. Coordination with neighbors to supplement lighting including motion sensor capability. Design Plan and cost estimate by contract – TBD.
- b) Insurance Company change over to State Farm effective April 2<sup>nd</sup>, 2013 with a savings of \$585 brings cost down to \$1,938 per year with better coverage. Expecting refund from previous carrier for this year around \$700-\$800.

6. **New Business**


- a) Vehicle prowling incident on April 2<sup>nd</sup>, 2013 and effectively dealing with unwanted solicitation. With general awareness of signage and methods of dealing with personal contact with violators and course of action afterwards to made available through web sites.
- b) Recruitment for unfilled Board Member position of Treasurer. A homeowner in good standing, Rebekah Jordan, expressed her desire to serve on the HOA Board. A motion was made and seconded to appoint Rebekah Jordan as Treasurer. **Approved 4-0.**
- c) Community Yard Sale. Approved dates June 28-30, Fri-Sun. Rebekah Jordan is POC coordinating advertisement in local paper and Craig's list as well as signage for front entrances to neighborhood and possible detours for areas of non-participation. Considering a Food truck from Tacos Gaby or other food vendors to participate.


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

8. Next Board meeting to be held on Monday, June 10<sup>th</sup>, 2013, 6:00-7:00 pm at 15331 105<sup>th</sup> Avenue SE.

9. Meeting closed at 7:12 pm.

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

  
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