

Minutes for July 22nd, 2013 Nisqually Estates Homeowner's Association [HOA] Board Meeting

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

HOA Board Members Not Present: none.

Other Homeowners Present: none.

Guests: none.

1. Meeting opened 6:01 pm at 15331 105th Avenue SE.
2. A motion was made and seconded to formally approve the June 10th, 2013 Board Meeting Minutes. **Approved 5-0.**
3. **Financial Report**
 - a) Financial Status – Checking: \$15,362.08; Savings: \$6,509.80. Anticipated expenses for next month: Lawn Pros - \$733.73/mo. and PSE - \$39/mo; City of Yelm water bill – approximately \$210 per month during the summer. Total yard sale expenses \$115.00.
 - 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 – six new plan submitted and approved (exterior house painting – 4, shed relocation – 1, Gate/fence/concrete slab - 1).
 - b) Observations and Violations – four courtesy notices (trailers and garbage cans). These have been reconciled.
 - 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) Major repairs and upgrade will be needed this year to our 12 year old irrigation system in the coming year to repair leaks and re-establish efficient coverage and water conservation. Estimates are being obtained. Partial repair for immediate serviceability and total upgrade to be phased in over time, budget permitting.

5. **Old Business**

- a) Community Park Plans. Received input from LawnPros. Gordon's did not submit a full proposal. A motion was made and seconded to proceed in phases with most of the labor being performed by homeowners to save money. Rebekah Jordan submitted a detailed plan for improvements that could be made in phases. Phase One: Bark removal with soil replacement for a topiary planting, painting the slab four square effect, install security lighting with HOA partial funding and owners consent/cooperation. Phase Two: Path through area, benches placed and trees planted with a dedicated Fallen Hero plaque. First Phased to cost approximately \$1,100. **Approved 5-0** by the Board to proceed with Phase One for up to \$1,100.
- b) Community Annual Yard Sale considered success. Increased participation from last year with over 30 homes participating.

6. **New Business**

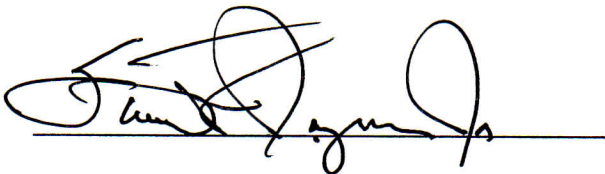
- a) Border issue with neighbor adjacent to South fence line. Question as to requirement and responsibility for maintenance and upkeep of entire fence line by HOA as opposed to individual homeowners and South border neighbor. President will consult with HOA attorney concerning the issue and report back at the next Board meeting.
- b) Date forecasted for Annual Membership meeting is October 19th, 2013 at the Yelm Prairie Hotel. Rob will reserve the space and make a deposit for use of the same conference room facility as last year.
- c) 2014 Budget and dues increase will be discussed and acted on at next Board meeting.

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

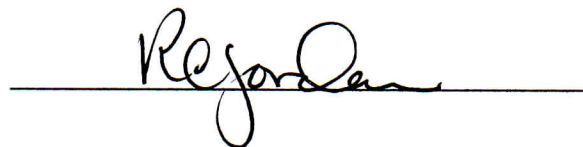
8. Next Board meeting to be held on Monday, August 19th, 2013, 6:00-7:00 pm at 15331 105th Avenue SE. Last Board meeting before the Annual Meeting is forecasted tentatively for September 16th, 2013.

9. Meeting closed at 7:08 pm.

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



A handwritten signature in black ink, appearing to be 'Rob', written over a horizontal line.



A handwritten signature in black ink, appearing to be 'Rebekah Jordan', written over a horizontal line.