

Minutes for September 16th, 2013 Nisqually Estates Homeowner's Association [HOA] Board Meeting

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

HOA Board Member Not Present: Frank Symanski.

Other Homeowners Present: none.

Guests: Ryan White, HOA Attorney w/ Bean, Gentry, Wheeler & Peternell PLLC.

1. Meeting opened 5:59 pm at 15331 105th Avenue SE.
2. A motion was made and seconded to formally approve the August 19th, 2013 Board Meeting Minutes. **Approved 4-0.**

3. Financial Report

- a) Financial Status – Checking: \$12,792.15; Savings (Reserve): \$6,510.92. Anticipated expenses for next month: Lawn Pros - \$733.73/mo; PSE - \$39/mo; UPS Store ~\$50.
- 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. Expect to have one more property make lien payoff soon.

4. Architectural Control Committee (ACC) Report

- a) New Plans – two (2) new plans submitted and two (2) approved (exterior house trim painting – 1, new porch fence - 1.
- b) Observations and Violations – four courtesy notices (RV, trailers, disabled vehicle).
- 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) Water at front entrance shut off on August 29th, 2013 and we were at 96% of our allocation. Major repairs and upgrade will be needed to our irrigation system to repair leaks and establish efficient coverage and conservation. Estimates are being obtained. Board is planning on making repairs in early spring before there is a heavy water requirement.

5. Old Business

- a) Community Park Progress Report. Three trees (Red Baron Flowering Crab, Akebono

Yoshino Cherry, and Korean Sun Pear) are being donated by Rebekah Jordan. Bark is being removed and near completion. Still looking for volunteers to help remove bark and spread new dirt.

- b) Best Yard Contest. Homeowner @ 10343 Brighton Street won with 14 votes out of 24 total. The Board received a lot of positive feedback regarding the contest.
- c) The 2014 HOA Budget was posted to the website and will be sent out with the annual meeting notices.
- d) Nomination Status. No homeowners have expressed interest in running for Board of Director positions other than those currently on the HOA Board.

6. **New Business**

- a) The HOA Attorney, Mr. Ryan White of Bean, Gentry, Wheeler, & Peternell, gave a rundown of responsibilities and capabilities of the Board. He answered several questions regarding the responsibilities of the Board of Directors. Having seen our practices and organization, he opined that we have a comprehensive and viable group, operating well within the charter and meeting all WA State requirements. Recommended changes to budget terms to better define funds reserved for long term and unforeseen expense for better accountability.
- b) Plan for conduct of annual meeting. The Board will follow the agenda set forth which is similar to last year's agenda. Focus will be on listing accomplishments, challenges and answering homeowner questions.
- c) Annual Meeting notices were finalized and compiled for delivery via regular mail & email.
- d) Considering offering video conferencing by board members to facilitate better attendance, making it more convenient for members and possibly other homeowners to attend.

7. **Open Forum for Comments and Questions:** none.

8. Next HOA Board meeting to be held on Saturday, October 19th, 2013, 11:00 am until completion at the Prairie Hotel (immediately after annual meeting). The Board will schedule a videoconference via Skype or Google+ Hangout sometime prior to the annual meeting.

9. Meeting closed at 6:56 pm.

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




