

Minutes for March 10th, 2014 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 Member Not Present: none.

Other Homeowners Present: none.

Guests: none.

1. Meeting opened 5:58 pm at 15331 105th Avenue SE.
2. A motion was made and seconded to formally approve the January 13th, 2014 Board Meeting Minutes. **Approved 5-0.**
3. **Financial Report**
 - a) Financial Status – Checking: \$21,754.82; Savings (Reserve): \$8,012.00. Anticipated expenses for next month: Lawn Pros - \$733.73/mo; PSE - \$39/mo; Insurance \$1.9K.
 - b) 2014 Dues Status - To date, 117 out of 120 homeowners have paid dues for 2014.
 - c) Lien Status: Total number of liens – 19, Number of Properties with Liens – 6. Two liens were filed March 7th, 2014 on properties with existing liens for non-payment of dues.
 - d) 2013 Tax Return filed on January 30th, 2014 by USPS Certified Mail, Return Receipt Requested.
4. **Architectural Control Committee (ACC) Report**
 - a) No plans submitted and approved.
 - b) Observations and Violations – Two violations/fines for severe lack of yard maintenance. Courtesy notices for yard maintenance, waste/recycling bins not being put out of view, parking, and painting without ACC approval.
 - c) Proposal to fix and make more efficient our main entrance irrigation system. Our irrigation/sprinkler system at the main entrance is over 12 years old and has been patched several times already. A motion was made and properly seconded to renovate it from the ground up over a two year period at a cost not to exceed \$7K/year to conserve water and make the system more efficient, thereby saving on our water bill over time. Bids were solicited and the final approval on vendor to be made this month. **Approved 5-0.**

5. **Old Business**

- a) Our Homeland Security Sign was re-erected by the City of Yelm at a cost of \$4 (a bag of concrete) to the HOA. The City of Yelm has been extremely supportive of our efforts to keep our neighborhood well maintained. Their support has saved the HOA at least \$200 in this instance.
- b) Three welcome letters were delivered to new two (2) homeowners and one (1) renter.
- c) One homeowner has begun paying off liens. The HOA has agree to accept a payment plan over 6 months to pay off their approximately \$700 debt including dues, fees, interest, filing fees, postage and other costs.
- d) Small claims court. The HOA will initiate several actions in small claims court to recover costs from delinquent homeowners.
- e) HOALeader.com webinar on debt collection was well attended by Board Members. We received expert advice and consultation from legal/financial experts on how to best recover past due assessments and costs from delinquent homeowners.

6. **New Business**

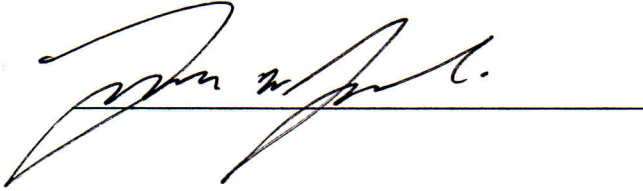
- a) The HOA was invited to become a member of the Yelm Area Chamber of Commerce and attend the February luncheon in which Mayor of the City of Yelm delivered his State of the City speech. A motion was made and properly seconded for the HOA to become a Non-Profit member of the Yelm Area Chamber of Commerce at a cost of \$85/year.
Approved 5-0.
- b) Our Thurston County property tax accounts were taken over this month by the City of Yelm and Thurston County at the request of the HOA Board. We have requested a refund of all previous year tax payments dating back to 2002. This is something that should have been done when control of the HOA was assumed by the homeowners from the developer but never happened.
- c) The HOA Board is requesting that the City of Yelm assume responsibility of utility/electrical payments for all City street lights at a savings of \$40/month. The City of Yelm is recognizing their responsibility and has informed the HOA Board that they will take over payments for the street lights at a time in the near future.
- d) Community Yard Sale. The planning for this year's community yard commenced and the HOA Board will poll the neighborhood via Facebook, the HOA website and personal interaction to determine what time in May/June is best to hold the event.

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

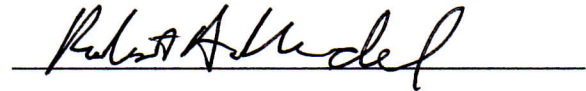
8. Next HOA Board meeting to be held on Monday, May 12th, 2014, 6:00 – 7:00 pm at 15331 105th Avenue SE. An invitation was extended to the Mayor of Yelm, Ron Harding, to make a short presentation and he has accepted. Board meetings are always open to the homeowners and invited guests. Please join us in welcoming the Mayor.

9. Meeting closed at 6:56 pm.

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



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