

Minutes for May 12th, 2014 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: Lynda Newcomb.

Guests: Mayor Ron Harding, City of Yelm.

1. Meeting opened 6:01 pm at 15331 105th Avenue SE.
2. A motion was made and seconded to formally approve the March 10th, 2014 Board Meeting Minutes. **Approved 4-0.**
3. **Financial Report**
 - a) Financial Status – Checking: \$16,472.47; Savings (Reserve): \$8,012.21. Anticipated expenses for next month: Lawn Pros - \$734/mo; Lawn Pros \$1,000 Irrigation System Payment, Yelm Water \$140.
 - b) 2014 Dues Status - To date, 117 out of 120 homeowners have paid dues for 2014. No change from last month.
 - c) Lien Status: Total number of liens – 16, Number of Properties with Liens – 5. Three (3) liens were released for one property on April 8th, 2014 after receiving payment in full.
4. **Architectural Control Committee (ACC) Report**
 - a) Seven (7) plans were submitted and approved (Roofs, Front Door, Rock Garden, Fence Repair, Tree Removal/Replacement, Painting Trim).
 - b) Observations and Violations – Two violations/fines continue for severe lack of yard maintenance. Courtesy notices for yard maintenance, and waste/recycling bins not being put out of view, parking, and fence disrepair.
 - c) The main entrance irrigation system was upgraded and made more efficient in April at a cost of \$6,550, which was well under budget. A small portion of the system will be completed next year. Our irrigation/sprinkler system at the main entrance was over 12 years old and has been patched several times already. Several bids were solicited and the final approval was based on cost, quality and service history.

5. **Old Business**

- a) The Annual Community Yard sale was held May 2-4th, 2014 and, despite the weather, a significant number of homes were able to have a successful weekend. The HOA Board advertised the event in newspapers, several internet websites and the Yelm Chamber of Commerce reader board.
- b) One more welcome letter was delivered to a new homeowner.
- c) One homeowner has begun paying off liens and is nearly complete. The HOA has agreed 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) The HOA became a non-profit association member of the Yelm Area Chamber of Commerce in April 2014.
- e) A pest treatment for carpenter ants will be completed in the common area at the end of 105th Ave SE (15400 block) by the end of May.

6. **New Business**

- a) City of Yelm Mayor Ron Harding gave an excellent presentation on many issues relevant to our community and answered questions from the guest and board members. The topics included the city park plans, skate park plans, Mosman Avenue realignment, speed limit in our neighborhood, possibility of recreational marijuana sales in Yelm, and emergency management planning in Yelm. Mayor Harding's presentation was well received and informative to all present at the meeting.
- b) The City of Yelm started assuming responsibility for utility/electrical payments for all City street lights at a savings of \$40/month to the HOA.

7. **Open Forum for Comments and Questions:** Open discussion continued regarding several of the topics from Mayor Harding's presentation.

8. Next HOA Board meeting to be held on Monday, June 16th, 2014, 6:00 – 7:00 pm at 15331 105th Avenue SE.

9. Meeting closed at 7:32 pm.

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




