

Minutes for June 16th, 2014 Nisqually Estates Homeowner's Association [HOA] Board Meeting

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

HOA Board Members Not Present: None.

Other Homeowners Present: None.

Guests: None.

1. Meeting opened 5:55 pm at 15331 105th Avenue SE.
2. A motion was made and seconded to formally approve the May 12th, 2014 Board Meeting Minutes. **Approved 4-0.**

3. Financial Report

- a) Financial Status – Checking: \$14,733.60; Savings (Reserve): \$8,012.62. Anticipated expenses for next month: Lawn Pros - \$734/mo; Lawn Pros \$1,000 Irrigation System Payment, Yelm Water \$200.
- b) 2014 Dues Status - To date, 118 out of 120 homeowners have paid dues for 2014. One foreclosed property was brought current by the bank (Lot #117).
- c) Lien Status: Total number of liens – 16, Number of Properties with Liens – 5.

4. Architectural Control Committee (ACC) Report

- a) Two (2) plans were submitted and approved (Roof, Patio Cover/Awning).
- 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.
- c) Board Member and ACC Chairperson Amy Tribble resigned effective May 24th, 2014. The responsibilities for the vacant position will be shared by the other remaining board members until the position is filled.
- d) Rebekah Jordan gave an update of the status of the park along with some ideas for further improvements. A homeowner who offered 8 months ago to obtain additional funds from the Nisqually Tribe for additional park improvements has not provided any feedback.

5. **Old Business**

- a) A pest treatment for carpenter ants was completed in the common area at the end of 105th Ave SE (15400 block) at the end of May.
- b) One homeowner is paying off liens and is nearly complete having made 5 of 6 payments. The HOA has agreed to accept a payment plan over 6 months to pay off their approximately \$640 debt including dues, fees, interest, filing fees, postage and other costs.
- c) There was a discussion of several recent incidents on Farwest Ct SE (speed too fast for conditions, alcohol & minors, and an assault).
- d) Next Yelm Area Chamber of Commerce Meeting is July 8th at 11:30 am.

6. **New Business**

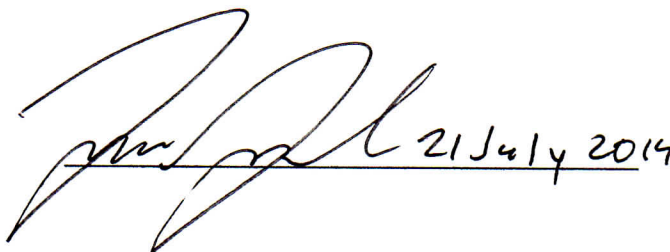
- a) Fireworks. The board discussed the upcoming Independence Day (4th of July) holiday and agreed to remind residents of the local ordinance regarding fireworks and common courtesy in the neighborhood. A notice will be posted on the Facebook group page and the HOA website blog.
- b) Best Yard of the Summer Contest. The board decided to run a contest for the best yard of summer with a 1st prize of \$50 and 2nd prize of \$25. The contest will be run the same way as last year with votes being taken in the form of Facebook, website comments and emails. Winners will be announced before Labor Day weekend. **Approved 4-0.**

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

8. Next HOA Board meeting to be held on Monday, July 21st, 2014, 6:00 – 7:00 pm at 15331 105th Avenue SE.

9. Meeting closed at 6:50 pm.

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

 21 July 2014 