

Minutes for August 25th, 2014 Nisqually Estates Homeowner's Association [HOA] Board Meeting

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

HOA Board Members Not Present: Frank Symanski.

Other Homeowners Present: None.

Guests: None.

1. Meeting opened 5:57 pm at 15331 105th Avenue SE.
2. A motion was made and seconded to formally approve the July 21st, 2014 Board Meeting Minutes. **Approved 3-0.**

3. Financial Report

- a) Financial Status – Checking: \$10,632.23; Savings (Reserve): \$8,013.13. Anticipated expenses for next month: Lawn Pros - \$734/mo; Yelm Water \$330.
- b) 2014 Dues Status - To date, 118 out of 120 homeowners have paid dues for 2014. No change from last month.
- c) Lien Status: Total number of liens – 14, Number of Properties with Liens – 4. No change from last month.

4. Architectural Control Committee (ACC) Report

- a) Four (4) plans were submitted and approved (House Painting, Shed, Lattice, Front Door).
- b) Observations and Violations – One violation with fine continues for severe lack of yard maintenance and other issues. Fourteen (14) courtesy notices for yard maintenance, waste/recycling bins not being put out of view. Three (3) violation notices for waste/recycling bins not being put out of view. Most have been remedied by the homeowner or property manager.
- c) The Board discussed ACC Chairperson responsibilities during the current vacancy and determined that they would be split by Board members until the vacancy was filled. Rebekah Jordan offered to help on the ACC until the vacancy was filled. A plan was established to keep the current response time below 48 hours for homeowner requests.

5. Old Business

- a) The seeking nominations notice was posted to the mailboxes, emailed to the homeowners, and posted to our Facebook page. All of the current Board members agreed to remain on the ballot and there was one confirmed interest from another homeowner (Aric Bowman) to be added to the ballot.
- b) Our Second Annual Best Yard of the Summer contest was announced last month. Board members and ACC members not eligible to win but may vote. There have been about 15 votes so far and the winner will be announced shortly after Labor Day.
- c) Two new residents were identified and welcome packets personally delivered to them.

6. New Business

- a) Next Annual Meeting. The date, time and place for the next annual meeting in October was secured by payment. Saturday, October 18th, 2014 at the same place as last year. Yelm Prairie Hotel Bald Hills Conference Room, 9:30 – 11:00 am.
- b) The Board considered and approved the proposed 2015 Budget. The budget was based on the expense history for last year and previous years. A motion was made and properly seconded to approve the 2015 Budget. **Approved 3-0.**
- c) \$8 Incentive Rebate. The idea for an incentive rebate was proposed to encourage better communication through social media and receiving timely annual payments. The idea was previously discussed with our legal counsel who opined that it was proper and did not conflict our CC&Rs. A motion was made and properly seconded to offer a modest \$8 rebate to homeowners who make timely payment, consent to receive email and join our Facebook group page. **Approved 3-0.**

7. Open Forum for Comments and Questions: None.

8. Next HOA Board meeting to be held on Saturday, October 18th, 2014, 11:00 am (right after the Annual Meeting) at the Prairie Hotel, Bald Hills Conference Room, 700 Prairie Park Lane, Yelm, WA 98597.

9. Meeting closed at 6:45 pm.

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




