

Minutes for January 12th, 2015 Nisqually Estates Homeowner's Association [HOA] Board Meeting

HOA Board Members Present: Rob Mendel, Steve Jasper (via Google+ videoconference), Rebekah Jordan and Rebecca Eller.

HOA Board Members Not Present: Frank Symanski.

Other Homeowners Present: None.

Guests: None.

1. Meeting opened 5:56 pm at 15331 105th Avenue SE.
2. A motion was made and seconded to formally approve the November 17th, 2014 Board Meeting Minutes. **Approved 4-0.**
3. **Financial Report**
 - a) Financial Status – Checking: \$20,426.25; Savings (Reserve): \$9,025.00. Anticipated expenses for next month: \$1,010 was transferred from checking to reserves. Lawn Pros \$734/mo; Postage/Office supplies \$100; Renewal of Yelm Chamber of Commerce \$85
 - b) 2014 Dues Status - To date, 81 out of 120 homeowners have paid dues for 2014. 34 homeowners are eligible for the \$8 rebate.
 - c) Lien Status: Total number of liens – 15, Number of Properties with Liens – 4. No change from last Board meeting.
4. **Architectural Control Committee (ACC) Report**
 - a) No ACC plans were submitted since the last Board meeting.
 - b) Observations and Violations – Observations were made by Aric Bowman and Rob Mendel on December 13th, 2014. There were numerous courtesy notices and violations issued for fence and shingle damage, satellite dish problems, and flagpoles leaning. There is one lot with ongoing ACC fines in progress.
 - c) There were three issues brought up for consideration by the ACC. The three issues were (1) Visual barrier at main entrance; (2) Year of the Fence; and (3) Disaster Preparations. These issues will be considered at the next Board meeting when the ACC member is available to present them.

5. **Old Business**

- a) Holiday lighting winners were announced and prizes awarded in December 2014. The Newcombs won 1st place (\$75) and the Casons won 2nd place (\$50). Congratulations to both families.
- b) The traffic question from a homeowner near 105th Ave SE and Farwest Ct SE regarding the intersection was researched by the HOA Board. Personal feedback was provided to the homeowner that raised the concern.
- c) The tree trimming and limb pick-up paid for by the HOA went very well. Many branches were cleaned up before the storm in December 2014.

6. **New Business**

- a) Legal Representation. Rob Mendel renewed the HOA legal representation agreement with our current law firm (BGWP) for \$500.00. The terms and conditions of the representation agreement are the same as last year.
- b) The Board decided to renew the HOALeader.com account (\$100) and the Yelm Area Chamber of Commerce account (\$85). **Approved 4-0.**
- c) A fence was repaired in a common area for \$188. A missing grate on Farwest Ct was found and replaced.

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

8. The next HOA Board meeting is scheduled to be held on Monday, March 9th, 2015, 6:00 – 7:00 pm at 15331 105th Avenue SE.

9. Meeting closed at 6:53 pm.

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




