

Minutes for May 11th, 2015 Nisqually Estates Homeowner's Association [HOA] Board Meeting

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

HOA Board Members Not Present: None.

Other Homeowners Present: None.

Guests: None.

1. Meeting opened 5:59 pm at 15331 105th Avenue SE.

2. A motion was made and seconded to formally approve the March 9th, 2014 Board Meeting Minutes and the October 18th, 2014 Annual Meeting Minutes. **Approved 5-0.**

3. Financial Report

- a) Financial Status – Checking: \$17,751.29; Savings (Reserve): \$9,025.90. Anticipated expenses for next month: Lawn Pros \$734/mo; LawnPros \$783 and \$700 irrigation system renovation payments; Yelm Water ~ \$300
- b) 2014 Dues Status - To date, 119 out of 120 homeowners have paid dues for 2015. The lot that has not paid is vacant and going into foreclosure.
- 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) Four (4) ACC plans were submitted and approved since the last Board meeting. One for a new roof and three for exterior painting.
- b) Observations and Violations – Observations were made by Rebecca Eller and Aric Bowman on April 10th and May 10th, 2015. There were numerous courtesy notices and violations issued for fence and shingle damage, moss problems, and yard maintenance. There are two lots (45 and 78) with ongoing ACC fines in progress.
- c) Year of the Fence Update. The HOA Board is promoting fence repair with Year of the Fence incentive program running from May 20th – October 1st, 2015. The HOA Board is offering a \$50 gift card incentive drawing for all homeowners (except Board and ACC members) who have submitted an ACC request for fence repair or improvement.

5. **Old Business**

- a) PO Box payment made. Our post office box (2986) is paid up through April 30th, 2016.
- b) Rebecca Eller gave an update on the planning for the community yard sale.
- c) The letter from the HOA Board to the Yelm Mayor and City Council in support of urban chickens was completed and mailed.

6. **New Business**

- a) Update of ACC Rules and Guidelines. After discussing some issues regarding vegetable gardens, fireworks, and drones, it was suggested that the Board go through the process again to update and refine our ACC Rules and Guidelines. The Board decided to set a timeline for the update and give all homeowners an opportunity to comment or make proposed changes to the ACC Rules and Guidelines. **Approved 5-0.**
- b) Next Door "Nisqually Meadows" Invitations. A homeowner started a social media group for the neighborhood. Although the group is not sanctioned or used by the HOA, residents are free to join if they wish. Not enough people have joined the group to certify the neighborhood as official on the Next Door website.
- c) Best Yard of the Summer Contest. The Board decided to renew its annual incentive program for homeowners to maintain their lawns and exterior property appearance. The program will be run the same as in previous with the top two vote getters receiving a \$75 and \$50 gift card respectively. **Approved 5-0.**

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

8. The next HOA Board meeting is scheduled to be held on Monday, July 13th, 2015, 6:00 – 7:00 pm at 15331 105th Avenue SE.

9. Meeting closed at 7:03 pm.

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




