

Minutes for July 13th, 2015 Nisqually Estates Homeowner's Association [HOA] Board Meeting

HOA Board Members Present: Rob Mendel, Rebekah Jordan, and Rebecca Eller.

HOA Board Members Not Present: Frank Symanski and Steve Jasper.

Other Homeowners Present: Matt Eller.

Guests: Isabella Eller.

1. Meeting opened 5:58 pm at 15331 105th Avenue SE.
2. A motion was made and seconded to formally approve the May 11th, 2015 Board Meeting Minutes. **Approved 3-0.**

3. Financial Report

- a) Financial Status – Checking: \$13,404.63; Savings (Reserve): \$9,026.36. Anticipated expenses for next month: Lawn Pros \$734/mo; Yelm Water ~ \$300.
- b) 2014 Dues Status - To date, 119 out of 120 homeowners have paid dues for 2015. No change. The lot that has not paid is vacant and in foreclosure.
- c) Lien Status: Total number of liens – 14, Number of Properties with Liens – 3. Three liens paid off and clears Lot #86. Two new liens placed on Lot #45 and Lot #78, one each.

4. Architectural Control Committee (ACC) Report

- a) Four (4) ACC plans were submitted and approved since the last Board meeting. One for a heat pump, fence staining and two for exterior painting.
- b) Observations and Violations – Observations were made by Rebecca Eller and Aric Bowman on June 14th, 2015 and July 12th, 2015. There were 21 lots identified for courtesy notices and violations for fence and shingle damage, moss problems, and yard maintenance. A separate observation list was made for 23 homes that require exterior painting and courtesy notices were sent out for that with a requested completion date of Labor Day 2016. One lot has an ongoing fine in progress. Lot 45 (PennyMac).
- c) Year of the Fence Update. The HOA Board is continuing to promote 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) Rebecca Eller gave an update on the outcome of the Community Yard Sale. The yard sale seemed to go very well with about the same amount of homes participating as last year.
- b) Best Yard of the Summer Contest. The Board renewed 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. The program has been advertised on Facebook, email and the HOA website blog. **Approved 3-0.**

6. **New Business**

- a) The Board established the date and location for this year's Annual Meeting. It will be held on October 17th, 2015 at the Yelm Prairie Hotel. **Approved 3-0.**
- b) The Board decided to seek nominations for next year's Board of Directors through email and the website blog. The message will be posted/transmitted no later than August 5th, 2015 in order to give homeowners at least 30 days to submit their names if interested. **Approved 3-0.**

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

8. The next HOA Board meeting is scheduled to be held Monday, September 21st, 2015, 6:00 – 7:00 pm at 15331 105th Avenue SE.

9. Meeting closed at 6:47 pm.

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




