

## **Minutes for September 21<sup>st</sup>, 2015 Nisqually Estates Homeowner's Association [HOA] Board Meeting**

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

HOA Board Members Not Present: Rebekah Jordan.

Other Homeowners Present: None.

Guests: None.

1. Meeting opened 6:05 pm at 15331 105<sup>th</sup> Avenue SE.
2. A motion was made and seconded to formally approve the July 13<sup>th</sup>, 2015 Board Meeting Minutes. **Approved 4-0.**
3. **Financial Report**
  - a) Financial Status – Checking: \$13,379.26; Savings (Reserve): \$9,026.36. Anticipated expenses for next month: Lawn Pros \$734/mo; Annual Meeting ~ \$150.
  - b) 2015 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 – 10, Number of Properties with Liens – 2. Four liens paid off and clears Lot #78.
4. **Architectural Control Committee (ACC) Report**
  - a) Fourteen (14) ACC plans were submitted and approved since the last Board meeting. One for a shed, one for a tree removal, three fences, and nine for exterior painting.
  - b) Observations and Violations – ACC observations and violations for this month is scheduled for September 30<sup>th</sup>, 2015.
  - c) Fines. One lot with ongoing fines in progress. Lot 45 (Sec VA).
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 no confirmed interest by any other homeowner.

- b) The Board previously established the date and location for this year's Annual Meeting. It will be held on October 17<sup>th</sup>, 2015 at the Yelm Prairie Hotel. The Annual Meeting notices were posted to the mailboxes, sent via regular mail, emailed to the homeowners, and posted to our Facebook page at least 30 days prior as required by our CC&Rs.
- c) Two new homeowners were identified and welcome packets personally delivered to them.

6. **New Business**

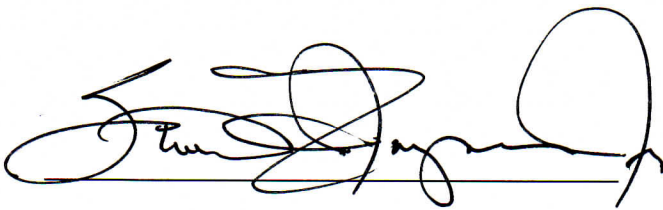
- a) Best Yard of the Summer Contest Winners Announced. Our Second Annual Best Yard of the Summer contest was announced this past July. Board members and ACC members were not eligible to win but could vote. Lot 46 (Zahn) won 1<sup>st</sup> Place and received a \$75 gift card. Lot 109 (Cason) won 2<sup>nd</sup> Place and received a \$50 gift card.
- b) The Board considered and approved the proposed 2016 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 4-0.** The 2016 Budget will be posted to the HOA website and made part of the document package for homeowners who attend the Annual Meeting.

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

8. Next HOA Board meeting to be held on Saturday, October 17<sup>th</sup>, 2015, 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.**



A handwritten signature in black ink, appearing to be "John J. ...", written over a horizontal line.



A handwritten signature in black ink, appearing to be "Refa ...", written over a horizontal line.