

## **Minutes for January 18<sup>th</sup>, 2016 Nisqually Estates Homeowner's Association [HOA] Board Meeting**

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

HOA Board Members Not Present: Frank Symanski.

Other Homeowners Present: None.

Guests: None.

1. Meeting opened 5:59 pm at 15331 105<sup>th</sup> Avenue SE.

2. A motion was made and seconded to formally approve the November 23<sup>rd</sup>, 2015 Board Meeting Minutes. **Approved 4-0.**

### **3. Financial Report**

a) Financial Status – Checking: \$29,973.26; Savings (Reserve): \$10,027.81. Anticipated expenses for next month: Lawn Pros \$734/mo; Holiday Lighting Contest \$125; Annual Legal Retainer \$650.

b) 2016 Dues Status - 110 out of 120 homeowners have paid dues for 2016 so far.

c) Lien Status: Total number of liens – 0, Number of Properties with Liens – 0. No change from last month.

### **4. Architectural Control Committee (ACC) Report**

a) One (1) ACC plan was submitted and approved since the last Board meeting. The plan was for replacement and painting of wooden shakes on front of house.

b) Observations and Violations – The last ACC observations and violations were made November 21<sup>st</sup>, 2015 by Rebecca Eller and Aric Bowman. There were 17 properties with observations for fence damage, shingle damage, moss, and yard maintenance.

c) Fines. No lots with ongoing fines in progress.

### **5. Old Business**

a) Holiday lighting winners were announced and prizes awarded in December 2015. The Newcombs of Farwest Ct won 1<sup>st</sup> place (\$75) and the Ellenbeckers on Red Fern Ct won 2<sup>nd</sup> place (\$50). Congratulations to both families.

- b) Legal Representation. The HOA Board renewed the HOA legal representation agreement with our current law firm (BGWP) for \$650.00. The terms and conditions of the representation agreement are the same as last year but the cost increased from \$500.
- c) One new set of homeowners were identified. A welcome packet was personally delivered to them.

6. **New Business**

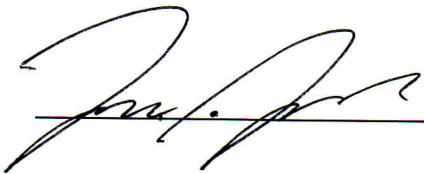
- a) The Board and ACC is updating the ACC Guidelines, Rules, and Regulations to address recent changes to the City of Yelm ordinances regarding raising chickens, the recent use of Unmanned Aircraft Systems (UAS), parking on lawns, and the amount of ACC fines. A new draft of the ACC Rules including the proposed changes will be drafted and placed on the HOA website for public comment for at least 50 days prior to formal adoption by the HOA Board.
- b) The HOA's 2015 Tax Return was filed on January 18<sup>th</sup>, 2016 by USPS Certified Mail, Return Receipt Requested.
- c) The HOA's Yelm Area Chamber of Commerce and HOALeader.com memberships are scheduled to be renewed in February 2016.

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

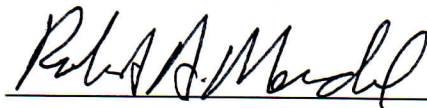
8. Next HOA Board meeting to be held on Monday, March 28<sup>th</sup>, 2016, 6-7:00 pm at 15331 105<sup>th</sup> Avenue SE.

9. Meeting closed at 6:42 pm.

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



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