

## **Minutes for March 28<sup>th</sup>, 2016 Nisqually Estates Homeowner's Association [HOA] Board Meeting**

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

HOA Board Members Not Present: None.

Other Homeowners Present: None.

Guests: None.

1. Meeting opened 6:09 pm at 15331 105<sup>th</sup> Avenue SE.
2. A motion was made and seconded to formally approve the January 18<sup>th</sup>, 2016 Board Meeting Minutes. **Approved 5-0.**
3. **Financial Report**
  - a) Financial Status – Checking: \$28,765.52; Savings (Reserve): \$10,028.31. Anticipated expenses for next month: Lawn Pros \$734/mo; Yelm Chamber renewal \$250; Lawyer \$500-850; Office supplies \$100 (file cabinet, folders, paper, envelopes, etc).
  - b) 2016 Dues Status - 119 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) Five (5) ACC plan were submitted and approved since the last Board meeting. The plans were for patio cover & sun room, exterior painting, fence repair, tree removal, and a fence removal.
  - b) Observations and Violations – The last ACC observations and violations were made January 19<sup>th</sup>, 2016 by Rebecca Eller and Rob Mendel. There were 11 properties with observations for fence damage, yard maintenance, Christmas decorations, bins, etc.
  - c) Fines. No lots with ongoing fines in progress.
5. **Old Business**
  - a) Vote of ACC Guidelines, Rules and Regulations: Proposed ACC Guidelines were posted for public comment to the general membership for over fifty (50) days. Numerous comments were received and changes incorporated. The major updates

reflect 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 motion was made and seconded to approve the updated ACC Guidelines, Rules and Regulations. **Approved 5-0.**

- b) Our annual insurance premium of \$2,138 was paid and the policy renewed for another year. The premium went down slightly from last year due to good customer discount. Our HOALeader.com membership was also renewed.
- c) Three new homeowners were identified. A welcome packet was personally delivered to them.

6. **New Business**


- a) The Board was recently contacted by a former homeowner who is claiming that he overpaid the HOA to release the liens and encumbrances on his property. After consultation with the HOA's legal counsel, the Board decided to make a settlement offer to the former homeowner rather than expend time and resources responding to him through the court system. **Approved 5-0.**
- b) Rob Mendel announced that he intends to leave the Board in the Summer after over five (5) years of service on the HOA Board (President, Vice President, Secretary and ACC Chairperson). He intends to remain active on the ACC and will assist the Board during the transition and recruitment of a new Board member.

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

8. Next HOA Board meeting to be held on Monday, May 23<sup>rd</sup>, 2016, 6-7:00 pm at 15331 105<sup>th</sup> Avenue SE.

9. Meeting closed at 7:15 pm.

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



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