

## **Minutes for May 23<sup>rd</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: Maurice Novak.

Guests: None.

1. Meeting opened 6:01 pm at 15331 105<sup>th</sup> Avenue SE.
2. A motion was made and seconded to formally approve the March 28<sup>th</sup>, 2016 Board Meeting Minutes. **Approved 5-0.**

### **3. Financial Report**

- a) Financial Status – Checking: \$26,501.47; Savings (Reserve): \$10,028.82. Anticipated expenses for next month: Lawn Pros \$734/mo; Community Yard Sale ~\$100; Yelm Water ~\$275.
- b) 2016 Dues Status - 120 out of 120 homeowners have paid dues for 2016.
- 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) Four (4) ACC plans were submitted and approved since the last Board meeting. The plans were for three roof replacements and one fence installation.
- b) Observations and Violations – The last ACC observations and violations were made April 4<sup>th</sup>, 2016 by Rebecca Eller and Rebekah Jordan. There were 26 properties with observations for fence damage, yard maintenance, moss, shingle damage, bins, etc.
- c) Fines. One lot has an ongoing fine in progress for lack of yard maintenance.

### **5. Old Business**

- a) Community Yard Sale. A status on the preparation and planning for the community yard sale was given by Rebecca Eller. The yard sale is scheduled for June 3 – 5<sup>th</sup>, 2016 and the advertising has been scheduled and supplies purchased.

- b) Four new homeowners were identified. A welcome packet was personally delivered by a board member to each of them.
- c) The Board was recently contacted by a former homeowner claimed that he overpaid the HOA to release the liens and encumbrances on his property. After consultation with the HOA's legal counsel, the Board made a settlement offer to the former homeowner which was accepted and the matter resolved.

6. **New Business**

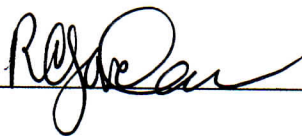
- a) ACC Observations for House Painting. Last year the ACC sent out courtesy notices to owners of homes whose homes required painting. The requested deadline was Labor Day 2016. The ACC will conduct another review of homes for painting and send out another round notices to all owners who have not yet addressed the issue.
- b) Rob Mendel announced that he intends to leave the Board at the conclusion of the Annual Meeting in October 2016 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, managing social media, and will assist the Board during the transition and recruitment of a new Board member. Anyone interested in filling a position on the Board, should contact the Board no later than 30 days prior to the Annual Meeting and request their name be placed on the ballot for consideration.

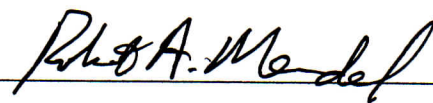
7. **Open Forum for Comments and Questions:** A homeowner attended the Board meeting and inquired about the process for making a fence improvement and contacting the owner of the rental next door to share the cost of the improvement.

8. Next HOA Board meeting to be held on Monday, June 27<sup>th</sup>, 2016, 6-7:00 pm at 15331 105<sup>th</sup> Avenue SE.

9. Meeting closed at 6:52 pm.

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

  
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