

Minutes for June 27th, 2016 Nisqually Estates Homeowner's Association [HOA] Board Meeting

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

HOA Board Members Not Present: Frank Symanski and Rebecca Eller.

Other Homeowners Present: None.

Guests: None.

1. Meeting opened 5:59 pm at 15331 105th Avenue SE.
2. A motion was made and seconded to formally approve the May 23rd, 2016 Board Meeting Minutes. **Approved 3-0.**

3. Financial Report

- a) Financial Status – Checking: \$26,121.16; Savings (Reserve): \$10,029.08. Anticipated expenses for next month: Lawn Pros \$734/mo; 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) Two (2) ACC plans were submitted and approved since the last Board meeting. The plans were for one tree removal and one window AC unit.
- b) Observations and Violations – The last ACC observations and violations were made April 4th, 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 (Lot #11) was fined \$140.70 for lack of yard maintenance. The fine was paid in full and deposited into the HOA checking account.

5. Old Business

- a) Community Yard Sale. The yard sale was held June 3 – 5th, 2016. The participation seemed down from previous years, perhaps due to the extreme hot weather.
- b) Two new homeowners were identified. A welcome packet was personally delivered by a board member to each of them.

6. **New Business**

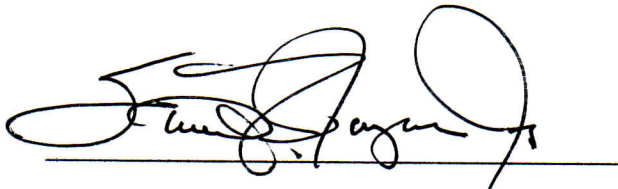
- a) ACC Observations for House Painting. Last year the ACC sent out courtesy notices to owners of homes whose homes required painting. The requested deadline was Labor Day 2016. The ACC will conduct another review of homes for painting and send out another round notices to all owners who have not yet addressed the issue.
- b) The Board established the date and location for this year's Annual Meeting. It will be held on Saturday, October 15th, 2016 at the Yelm Prairie Hotel. **Approved 3-0.**
- c) The Board decided to seek nominations for next year's Board of Directors through email, flyers, Facebook and the HOA website blog. The message will be posted/transmitted no later than August 1st, 2016 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. Next HOA Board meeting to be held on Monday, August 15th, 2016, 6-7:00 pm at 15331 105th Avenue SE.

9. Meeting closed at 6:27 pm.

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



A handwritten signature in black ink, appearing to read "James P. ...", written over a horizontal line.



A handwritten signature in black ink, appearing to read "Rebecca Elly", written over a horizontal line.