

Minutes for August 15th, 2016 Nisqually Estates Homeowner's Association [HOA] Board Meeting

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

HOA Board Members Not Present: None.

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 June 27th, 2016 Board Meeting Minutes and the October 17th, 2015 Annual Meeting Minutes. **Approved 5-0.**

3. Financial Report

- a) Financial Status – Checking: \$24,255.24; Savings (Reserve): \$10,029.33. Anticipated expenses for next month: Lawn Pros \$734/mo; LawnPros Tree Trimming ~\$1,100; 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) Five (5) ACC plans were submitted and approved since the last Board meeting. The plans were for three house paintings, one tree removal, and one roof.
- b) Observations and Violations – The last ACC observations and violations were made July 18th, 2016 by Rebecca Eller and Rebekah Jordan. There were 21 properties with observations for fence damage, yard maintenance, moss, shingle damage, bins, etc.
- c) Fines. No fines in progress.

5. Old 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 sought nominations for next year's Board of Directors through email, flyers, Facebook and the HOA website blog. The message was posted/transmitted on August 1st, 2016 in order to give homeowners at least 30 days to submit their names if interested.
- c) One set of new homeowners were identified. A welcome packet was personally delivered by a board member to them.

6. **New Business**

- a) The Board considered and approved the proposed 2017 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 2017 Budget. **Approved 5-0.** The 2017 Budget will be posted to the HOA website and made part of the document package for homeowners who attend the Annual Meeting.
- 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 same place as last year, Yelm Prairie Hotel Bald Hills Conference Room, 9:30 – 11:00 am. **Approved 5-0.**
- c) The Board decided to send out a landscaping crew to cut back and remove tree limbs that are overhanging the sidewalk easement throughout our development. Many of the tree limbs are interfering with people walking on the sidewalks and are presenting a safety hazard. The crew has been instructed to cut enough branches back to allow at least a 6-8 foot walking clearance. **Approved 5-0.**

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

8. Next HOA Board meeting to be held on Saturday, October 15th, 2016, 11:00 am at the Yelm Prairie Hotel after the Annual Meeting.

9. Meeting closed at 6:45 pm.

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

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