

November 7th, 2016 Nisqually Estates Homeowner's Association (HOA) Board Meeting Minutes

Board Members Present: Rebekah Jordan, Rebecca Eller, Angie Ellenbecker, Steve Jasper, Frank Symanski via phone in

Board Members Not Present:

Other Homeowners Present: Rob Mendel, Melissa Worthington, Kathy Howell, Amanda & Tyler Davis, Luke Lisa

Guests: None.

1. Meeting opened: **6:00 at 10420 Red Fern Ct SE**
2. A motion was made and seconded to formally approve **10/12/16** Board meeting minutes and the 10/12/16 General Membership meeting minutes . **Approved 5:0**

3. Financial Report

Financial Status (Account Balances and Anticipated Expenses)

- i. Savings (Reserve) **\$10,185.10** Checking **\$35,921.67** as of 01/30/2017. Bring last banking statement
- ii. Major anticipated expenses:
 1. Lawn Pros \$734/mo – this is different now need to update
 2. Yelm Water ~\$290, I think we are done with this for the year??
 3. Any other expenses upcoming in the checking account?
- b. Annual Billing Sent 11/1/2016 email, paper statement, and property management
- c. 2017 Dues Status (# of lots paid out of 120): **116** out of **120** as of 01/30/17
Second Notice three weeks before, friendly notice if not paid.
- d. Lien status (Total # of Liens, # of Properties with Liens): 0 liens on 0 lots, no change

4. Architectural Control Committee - ACC Report

- a. Plans submitted: new garage door x2;
- b. Request for roof approval on Red Fern, approved
- c. Observations and Violations: last observations on August 20th, 2016
- d. Fines: No fines in progress.
- e. Verbal complaint about too many vehicles in street. If hazmat situation they can be reported to City. There are renters in the house in question.
- f. New Committee Member Interest - personal email invites sent 11/2/2016

- g. Yelm Chamber of Commerce - \$250 a Year,
- h. HOA Leader.com - Contact them to add new members
 - i. Kathy Fields
 - ii. Vickie Lemke
 - iii. Nick Thompson
 - iv. Jamie Dover: unable to attend this meeting. Still interested
 - v. Melissa Worthington
 - vi. Amanda Davis
 - vii. Motion made by Steve and seconded by Rebecca Eller. **Voted approved 5-0 Melissa, Kathy, and Amanda onto committee**

5. **Old Business**

- a. ACC House Painting Notices Update: Rebecca Eller - Tabled for next time
- b. Outgoing Mailbox Project from Annual Meeting, Replacing mailboxes? Look at Tacoma Terra.

6. **New Business**

- a. Progress of turning over HOA to new board
 - i. Banking at TwinStar - Done
 - ii. UPS Store Account - Done 11/4/2016
 - iii. Website - not Done: Rob has concerns about turning this over to HOA
 - iv. State Farm Insurance
 - v. Attorneys - bill in mail, turn over in December, usually \$650 a year
 - vi. Facebook - not Done: haven't spoken to Rob about this yet
 - vii. Post Office - Done
 - viii. Email Accounts - Done
 - ix. File Cabinet - Done
 - x. other?
- b. Park Committee Interest: Email invites sent 11/2/2016
 - i. Luke & Vicki Lisa
 - ii. Melissa Worthington
 - iii. Tessa Novac
 - iv. Rebecca Eller
 - v. Tonight about set up committee, thank you
- c. Dog Doo Stations- need to look into cost and upkeep. Looking at this from a health and safety issue.
- d. Homeowner Lot #111 Rigel asking for dispensation on HOA Dues for security light. Homeowner association paid for the lights and an electrician to install. If they want to turn off the light. Motion no reduction on HOA: First by Steve, seconded by Rebecca Eller, Vote 5:0

7. **Open Forum for Comments and Questions:**

- a. Speed in neighborhood. Speed bumps maybe? Let's look at some ideas. Possible curve ins, Your speed signs that are solar powered. White stop lines repainted. Contact department of public works.

Rebecca Eller
Angus Eller