

# January 30, 2017 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: Amanda Davis, Rob Mendel,

Guests: Rebecca Vargas, Oscar Contreaz, Kristi Colt, Melissa Worthington Kathy Fields, Jamie Dover,

1. Meeting opened: **6:30 at 10415 Red Fern Ct SE**
  
2. **Approval of Previous Board Meeting Minutes by Angie Ellenbecker**
  - a. A motion was made and seconded to formally approve **11/7/16** Board meeting minutes. **Approved 5:0**
  
3. **Financial Report by Rebecca Eller**

Financial Status (Account Balances and Anticipated Expenses)

  - i. Savings (Reserve) **\$10085.12** Checking **\$35900.67** as of 1/30/17. Bring last banking statement
  - ii. Major anticipated expenses:
    1. Lawn Pros \$842.43/mo: on auto pay
    2. Yelm Water: we were given a refund of \$270
    3. Other expenses or deposits besides dues: ?
  - 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 1/30/2017
  - d. Late notices have gone out with finance charges on: 1/16/2017 for 8 homeowners
  - e. Lien status (Total # of Liens, # of Properties with Liens): 0 liens on 0 lots, no change - new liens will be done after February 1st.
  - f. Yelm Chamber of Commerce - \$250 a Year
  - g. Paid the Secretary of State
  - h. Paid the Lawyers: \$750
  
4. **Architectural Control Committee - ACC Report by Steve Jasper**

**Committee Members: Melissa Worthington, Kathy Fields, Amanda Davis**

  - a. Plans submitted: New roof

- b. Observations and Violations: Holiday decoration notice needs to be out on Facebook
- c. Fines: No fines in progress.
- d. New Committee Member Interest: one interested homeowner, sick and was unable to make it today
- e. HOA Leader.com - Contacted them to add new ACC members
- f. Kathy Fields would like to be removed, Jamie Dover will take her place. It was motion and seconded. All board members voted in favor.

#### 5. Old Business

- a. ACC House Painting Notices Update: Rebecca Eller - Tabled for March
- b. Outgoing Mailbox Project from Annual Meeting, Replacing mailboxes: Tabled until more information is available. Rebekah Jordan working on it.
- c. Progress of turning over HOA to new board
- d. Done are: Banking at TwinStar, UPS Store Account, Post Office, Email Accounts, File Cabinet, State Farm Insurance, Attorney.
- e. Not Finished: Website and Facebook
- f. Dog Doo Stations- need to look into cost and upkeep. Looking at this from a health and safety issue. -Amanda will look into
- g. 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. Letter sent to homeowners. No comment from Rignels.
- h. 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. Update? 3-D Lines? Working on that. We might put that in the park committee. Possibly do temporary. Amanda will look into this.
- i. Time limit on noise is 9:00pm- 7:00am.
- j. HOA Gifting For needy family Vicky leading and working with Rob. Report by Amanda Davis. Thanksgiving Rob helped with baskets and we did 3-4. Christmas one family was picked. Toys and food were purchased. Food Co-op helps run the Thanksgiving one. Three or four families in neighborhood helped.

#### 6. New Business

- a. New Bank account- looking for someone who works more with our needs. Twin Star charges 75 cents a deposit for mobile deposit. Rob recommended America's credit Union. We would like a merchant payment availability. Possible use of quare. Would like newer services. Rebecca Eller and Rebekah Jordan will research. Quickbooks does offer ACH and allows. Will send out reminders and late fees automatically. This would be a streamline system. \$15 each month, but \$30 each billing months. .85 cents for each transaction outside of the \$30 deposit month. Rebekah has been looking at discounts. Motion made to use quickbooks.

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

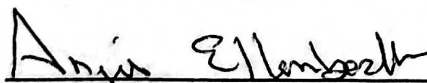

- a. Kristi Colt, Luke & Vicki Lisa, Melissa Worthington, Tessa Novac, Rebecca Eller are park committee. Next meeting: Feb 27th @ 10415 Red Fern CT SE, 6:30pm.
- b. Rebecca Vargas will help
- c. Can we do a break off page for buy/sale? Amanda will look into that.
- d. What is the progress on the dog doo stations?
- e. Do we have a garbage can for dog doo?
- f. Email from PSE- Emailed HOA and are asking if we have any problem for door to door.
- g. Orange stray cat

**8. Next HOA Meeting will be held**

Proposal: Monday, March 20, 2017 @ 6:30 PM, 10415 Red Fern CT SE

9. Meeting Closed at 7:38pm.

**Minutes approved by proper vote of HOA Board as indicated by Signatures below**

  
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