

Nisqually Meadows HOA  
PO Box 2986  
Yelm, WA 98597

October 2024

Dear Homeowners,

The 2024 Annual Meeting is scheduled to be held on Saturday, November 9, 2024, 5 PM - 8 PM. This will be a hybrid Meeting via Google Meets & Farrelli's Pizza. Your attendance is important! We will vote to elect a new HOA Board of Directors, discuss issues that affect the neighborhood including the HOA dues increase, the 2025 budget, major projects, and allow for a question and answer period. We are always open to your constructive feedback.

You will find an [agenda](#), [ballot/proxy](#), and a [budget](#) form listed under "forms & links" on the website and our Facebook page. A copy was also emailed and mailed to you. If you are unable to attend the meeting, please consider filling out the Proxy and giving it to another lot owner, who will be attending the meeting. That lot owner can then bring your ballot and vote on important topics on your behalf. You can also check the box that allows the Nisqually Estates Board of Directors to vote on your behalf.

**Please return your ballot and/or proxy form to a Board member or attending homeowner prior to the meeting. Since this is part of a digital meeting again we will accept a scan, or image of your ballot and/or proxy as long as it's submitted prior to the start of the meeting.**

There will be a question and answer period at the meeting. In order to ensure that your questions are addressed at the annual meeting, please mail, email, or submit them to a Board Member. In order for questions to be adequately researched and answered at the Annual Meeting, the questions must be received no later than October 30, 2024.

Please see the website for a list of current Board Members.

If you have any questions or comments, you can send them to PO Box 2986, Yelm, WA 98597 or email them to the Board at: [hoa@nisquallymeadowshoa.com](mailto:hoa@nisquallymeadowshoa.com)

We look forward to seeing you there!

Sincerely,

The Nisqually Estates Homeowners Association Board of Directors

Note: We are making a serious attempt to update the homeowner database with the correct information. We are asking that each homeowner email us your current email address, phone number, and mailing address if different from your property address. Also, if you are renting your home, please send us the contact information for your property manager and the name of your tenant(s). We will respect your privacy and not share this information with third parties.

## Agenda - Nisqually Estates HOA Annual Meeting 2024

Nisqually Estates Homeowners Association

**Saturday November 9th , 2024 at 5:00 pm**

Via Hybrid -Google Meets & Farrelli's Pizza

1. Homeowner Sign-In and Proxy Verification: 4:00-5:00 pm

2. Quorum reached if 30 members are present or by proxy, per our bylaws. (Meeting will start once quorum is achieved, but not later than 5 pm) (quick Ice breaker)

3. Introduction of current Officers and Nominations : **10 min**

4. Motions/Approvals: **5 min**

5. Financial Report: - Melissa Worthington & April Newman **30 min**

a. Financial Status (account balances and anticipated expenses)

b. Budget 2025/ Reserve Study

c. Bills

d. Other Expenses

e. Deposits Besides Dues

f. Lien Status

6. Architectural Control Committee- ACC Report-Justin Suina & Melissa Worthington **20 Min**

Current Members: Linda Hill, and Valerie Vajda

a. Notices and Drive Around

b. Goal for Next Year

C. ACC Guidelines

7. Old Business **1 hr 20 min**

a. Yard sale **5 min**

b. Wetland, Wetland Buffer, Easement Dumping **10 min**

c. Detention Ponds Maintenance **5 min**

d. Detention Pond Repair **5 min**

e. Little Library **5 mins**

f. Tract C Fence **10 min**

g. Neighborhood Speed Limit **5 mins**

h. Halloween Decor Contest **5 mins**

i. Entrance Design **20 mins**

8. New Business **50 min**

a. Nominations and Elections to the Board of Directors for the Coming Year **20 min**

b. Ballot Results and Voting **20 min**

c. Christmas Light/Decor Contest **5 min**

e. Nominations for ACC Committee Members for the Coming Year **5 min**

9. Open Forum for Comments and Questions: **20 mins**

a.

10. Next HOA meeting will be held: Next HOA Meeting December xxx th @ 6:00pm, December, February, April, June, August, Annual October /Nov

11. **Adjournment Time x:xx pm**

**Executive Board Meeting right after**

**Ballot Form for the 2025 Annual Meeting**  
Nisqually Estates Homeowners Association  
**Saturday November 9th, 2024 @ 5:00 PM**  
Hybrid- Google Meets & Farrelli's Pizza

**Ballot:** Please return your ballot and/or Proxy by mail, email or in person prior to the start of the Meeting. Your ballot is very important to get changes for the neighborhood done. See the webpage at [www.nisquallymeadowshoa.com](http://www.nisquallymeadowshoa.com) or the official HOA facebook group for more information.

**CC&R Article VI Section 2: Voting**

*Each lot shall vest in its owners with one vote on all matters. No lot shall be entitled to more than **one vote**. Lots owned by a husband and wife, or jointly by more than one individual or entity, shall be entitled to only one vote per a lot by the lot owners cumulatively and not individually. Matters involving the **capital improvements** of the common areas shall require an affirmative vote of **Sixty-Six percent (66%)**. Matters involving view rights, **amendments to the Declaration** and Incorporation of the homeowner's association shall require an affirmative vote of **seventy-five percent(75%)**. **All other matters** shall require an affirmative vote of **fifty-one percent (51%)** unless otherwise stated elsewhere in the Declaration or amendments thereto.*

**Election of Board:** (quorum must be present) **Please Vote for up to Five.**

*The following homeowners are running for the five (5) open Board positions. Nominations may also be made from the floor at the annual meeting. Actual Board positions will be determined by consensus of the Board once a new Board is seated. Terms run until the adjournment of the 2025 Annual Meeting. For a write-in vote to count, the candidate must be a homeowner and physically present at the Annual Meeting to verify their good standing and willingness to serve. Should there not be a quorum at the 2024 Annual Meeting (Bylaws article IV Section 4: Quorum), the current Board will remain seated until the next properly convened Annual or Special Meeting. The persons receiving the largest number of votes shall be elected. Cumulative voting is not Permitted.*

- |  |  |                                      |
|--|--|--------------------------------------|
| <input type="checkbox"/> Melissa Worthington | <input type="checkbox"/> Micheal Davenport | <input type="checkbox"/> Elena Pilor |
| <input type="checkbox"/> April Newman        | <input type="checkbox"/> Justin Suina      |                                      |
| <input type="checkbox"/> Write in: _____     |  |                                      |

**Budget:** (RCW 64.38.025)(Whether or not a quorum is present), Please vote to approve or reject the 2025 budget (Budget Attached). Fifty-one percent (61 homes) of the membership need to vote **NO** to reject the budget. If the majority of the membership does not vote **NO**, the budget will be approved.

- Yes, I approve the 2025 Budget  No, I do not approve the 2025 Budget

**Bylaws:** (quorum must be present plus sixty-six percent (80 homes)) Our current bylaws are out of date and need to be updated. Please vote to approve starting the process of amending the by-laws. Individual bylaws will be presented and voted upon in a future Special Meeting.

- Yes, I would like to have the Board start the process of Amending the by-laws.  
 No, I would not like to have the Board start the process of Amending the by-laws

**Bylaws article IV Section 4: Quorum.**

*The presence at the meeting of Members or proxies entitled to cast twenty-five percent (25%) of all the votes of the membership shall constitute a quorum for any action. If, however, such quorum shall not be present or represented at any meeting, the Members entitled to vote thereat shall have the power to adjourn the meeting from time to time, without notice other than announcement at the meeting until a quorum as aforesaid shall be present or be represented.*

Homeowner Signature: \_\_\_\_\_

Homeowner Printed Name: \_\_\_\_\_

Address: \_\_\_\_\_

Lot Number: \_\_\_\_\_ Date: \_\_\_\_\_

**This completed ballot and/or proxy form must be received by the Nisqually Estates Homeowners Association prior to or at the Annual Meeting on November 9<sup>th</sup>, 2024. It may be given to a current Board member, Emailed scan/photo HOA@nisquallymeadowshoa.com, mailed to PO Box 2986, Yelm, WA 98597. Half Sheets will not be accepted. blank forms will be counted with the same vote as the proxy holder. Names and Addresses must be legible or they will be disqualified.**

**Proxy Form for the 2025 Annual Meeting**  
Nisqually Estates Homeowners Association  
**Saturday November 9th, 2024 @ 5:00 PM**  
Hybrid- Google Meets & Farrelli's Pizza

**Bylaws article IV Section 5: Proxies.**

*At all Meetings of Members, each Member may vote in person or by Proxy. All Proxies shall be in writing and filed with the HOA Board. Every proxy shall be revocable and shall automatically cease upon conveyance by the Member of their Residential Lot.*

**Proxy:** I certify that I am a homeowner in good standing and that I am entitled to vote on issues and ballots brought to the membership for a vote at the 2024 Annual Meeting or at any adjournment and postponement thereof. I hereby grant my proxy to:

- \_\_\_\_\_  
(Name must be a homeowner who is eligible to vote and who is present at the meeting)
- The Nisqually Estates Homeowners Association Board of Directors

Homeowner Signature: \_\_\_\_\_

Homeowner Printed Name: \_\_\_\_\_

Address: \_\_\_\_\_

Lot Number: \_\_\_\_\_ Date: \_\_\_\_\_

Granted Proxy holder Printed Name: \_\_\_\_\_

Granted Proxy holder Address: \_\_\_\_\_

Note: The execution of this proxy does not affect your right to vote in person, in which case the proxy will be destroyed. Homeowners may also indicate their votes for specific Topic by filling out and returning the ballot above along with the proxy for all other votes.

***This completed proxy form must be received by the Nisqually Estates Homeowners Association prior to or at the Annual Meeting on November 9<sup>th</sup>, 2024. It may be given to a current Board member, Emailed scan/photo HOA@nisquallymeadowshoa.com, mailed to PO Box 2986, Yelm, WA 98597. Half Sheets will not be accepted. blank forms will be counted with the same vote as the proxy holder. Names and Addresses must be legible or they will be disqualified.***

The Board reviewed the results of the Reserve Study, and has determined that no other increases are necessary to the budget. Homeowner dues for the 2025 year will remain \$300

**2025 NEHOA Budget updated**

	# of homes	Yearly Dues	Yearly Budget
<b>Income from Dues: Due Jan 1st. 2025</b>	120	<b>\$300.00</b> Due Jan 1st, 2025	\$36,000.00

Last Years Budget
\$36,000.00
\$300.00

Expenses	Itemization	Individual Cost	Annual Total (Rounded up)	Annual Cost per Home
<b>Lawn Care (not including weather damage)</b>	<i>Per Contract</i>	\$1261.57 per month	\$15,140.00	\$126.17
	<i>Irrigation System (Sprinkler system installation, modifications, repairs and materials.) [1]</i>	as needed	\$500.00	\$4.17
<b>City of Yelm Water (been turn off and will not be turned back )</b>	<i>450-500/ per month for 3 month Main Entrance [2]</i>	\$1,500.00	\$0.00	\$0.00
<b>Back Flow Testing</b>	<i>\$55 each or 3 for \$50 [3]</i>	\$50.00	\$0.00	\$0.00
<b>Insurance</b>	<i>(General Liability, D&amp;O, Umbrella)</i>	\$2,400.00	\$3,500	\$29.17
	<i>Deductable</i>	\$1,000.00		
<b>Professional (Attorney/Accountant/Lien Filings)</b>	<i>Attorney 385 per hr.</i>	\$385.00 per hr.	\$6,500.00	\$54.17
	<i>Lien Filling/Removal Per filling/removal</i>	\$500.00 per lien	Homeowner to pay	
<b>County Treasurer/Auditor (Taxes/SecState)</b>	Secretary of State	\$50.00	\$50.00	\$0.42
	Auditor	\$0.00		
<b>USPS (PO Box, Postage for Correspondence)</b>	<i>PO Box</i>	\$300.00	\$700.00	\$5.83
	<i>Postage \$ 0.73 a stamp (\$60-\$150 100 roll)</i>	\$400.00		
<b>Office Supplies and Annual Meeting</b>	<i>\$150 for 1000 copies (\$0.30 each)</i>	\$300.00	\$600.00	\$5.00
	<i>Envelopes/ Lables/ Laminate Sheets/ Flyers/ Annual Meeting Misc.Items</i>	\$300.00		
<b>Web Page (Domain, Hosting, Support, etc.)</b>	<i>Unlimited Plan (3 years)Nov 2025</i>	\$150.00 per yr	\$275.00	\$2.29
	<i>Domain (3 years) Jan 2026</i>	\$25.00per yr		
	<i>Email (Yearly ) Jan2025</i>	\$100.00		
	<i>Roller over (23/24)</i>	\$664.00		
<b>Reserve Study</b>	<i>\$790 per year for 3 years (3 yr)</i>	\$790.00	\$790.00	\$6.58

Last Years Budget
\$15,140.00
\$400.00
\$1,500.00
\$75.00
\$3,300.00
\$8,000.00
\$170.00
\$650.00
\$600.00
\$275.00
\$790.00

<b>Expenses Total</b>	<b>\$28,055.00</b>	<b>\$233.79</b>
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\$30,900.00
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<b>Reserve:</b> Long Term Maintenance and Capital Improvements (i.e. Park Improvement, Fence Repair in Common Areas, etc)	\$7,945.00	\$66.21
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\$5,100.00
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<b>Total</b>	<b>\$36,000.00</b>	<b>\$300.00</b>
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\$36,000.00
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