

# Annual Board Meeting Minutes: Nisqually Estates HOA

Saturday, October 12<sup>th</sup>, 2019 - 9:30 – 11:00 AM

Olympia Federal Savings Bank

907 W Yelm Ave, Yelm, WA 98597 (In front of Yelm Medical Clinic)

1. Homeowner Sign-in and Proxy Verification.
2. Quorum- Not Reached. Regular session in motion starting at 9:30 AM.
3. Introduction of Current Officers:
  - a. President: Rebekah Jordan
  - b. Vice President: Melissa Worthington
  - c. Treasurer: Tara Jaksha
  - d. Secretary: Amanda Beaver
  - e. ACC Chairperson: Corrine Wolford
4. Nominations and Elections to the Board of Directors for the Coming Year
  - a. Rebekah Jordan (16 votes)
  - b. Melissa Worthington (15 votes)
  - c. Tara Jaksha (15 votes)
  - d. Amanda Beaver (15 votes)
  - e. Corrine Wolford (15 votes)
5. Financial Report.
  - a. Account Balances: checking- \$26,080.55 savings- \$24,197.33
  - b. 2019/2020 Budget- Home owners voted for Approval.
  - c. Dues for 2020: \$189- remaining the same.
  - d. Expenses for 2019 vs 2020- remaining the same.
  - e. Taxes and SOS filings: to be done
  - f. Insurance Costs: \$2309
  - g. Bill's- post office \$118; Yelm water \$673.66; lawyer \$375; Lawn Pros \$842
    - Q- What are the fees from the lawyer for?
    - A- Miscellaneous conversations in preparation for the annual meeting, the park, and our charter.
    - Q- Do we keep a balance in savings for certain things?
    - A- Yes, we keep a balance for maintenance of the HOA owned properties. We can also use that money for renovations.
6. ACC: Corrine

Overall the ACC has seen a good pattern since wiping the slate clean in October 2018. ACC started sending new letters in Feb. 2019. The pattern for various violations can be seen below:

  - A. Feb. 2019- 10 letters sent
  - B. Mar. 2019- 9 letters sent

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- C. April 2019- 9 letters sent
- D. May 2019- 8 letters sent
- E. June- There was an informal drive around in which 18 letters were prepared, but when the formal drive around happened, there was only 8 letters sent.
- F. July- Drive around done with several letters going out.
  - Q- What is the most type of violation you send letters for?
    - A- Yard maintenance, there is a lot of weeds.
  - Q- Do we have a lien on the home that is for sale and also has a fine?
    - A- Not at the moment. There is an agreement to send a check, will be double checking on home sale.
  - Q- Have we discussed renting section 8 housing with the lawyer?
    - A- Yes, we can not exclude section 8 housing in our charter, it would be discrimination.
  - Q- Is it possible to write a thorough note and leave it on the door when there is a violation of our home?
    - A- Corrine: In the past there was not as much detail in the fine letter but since June we have been addressing the issues in more detail through the fine letters.
  - Q- If there is a fine does it increase each time?
    - A- Yes, we can increase it each time. starts at 30\$ a week and Goes up to 75\$ a week. depending on the fine it could be daily
  - Q- If there is a home that is in constant violation what can we do? There is a home that still has Christmas decorations up.
    - A- If you feel safe enough, take photos and send them to us, or tell us so we can go take photos.

The ACC plans to focus on lawn vs. weed ratio in the future.

No further questions Next Weekend (October 19-20,2019) is the next drive around.

### 7. Old Business.

- a. Park Status- Quorum not reached, park renovation not approved. Park will Be put into maintenance Status.

### 8. New Business.

- a. Review of Yard Sale- not a lot of homes participated.
- b. Possible Halloween decoration contest for future years.
- c. Christmas light contest- everyone really liked the baskets we did last year. Liked the idea of voting on Facebook and over email.

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- Q- How do we normally notify when we do contests?
  - A- We usually do it over facebook, email, on the mailbox, and word of mouth.

### 9. OPEN FORUM. Questions and Answers.

Q- Was there a reminder sent out for today's meeting?

A- Yes, it is under announcements in the Facebook group.

Q- Are we going to do anything with the park?

A- The park will go into maintenance status since a quorum was not reached, the board can do maintenance to it.

Q- How do you feel about the health of the HOA?

A- Good, the finances and the ACC are good, we have a solid pattern and the board itself has a ton of support.

Q- There is a car on Brighton & 105th that is sitting on blocks for a while, have they been notified?

A- That car is in antique status but should not be on blocks, we will double check the concern.

Q- Is there a rule about parking at the end of a cul-de-sac?

A- No, just as long as you are not blocking driveways.

The ACC is in need of a new committee member if anyone would like to join. April Newman to join ACC committee.

10. Adjournment at 10:11 AM Next Meeting **December 9th @ 6:30 pm @ 10415 Red Fern Ct SE**

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Members Present: Rebekah Jordan, Melissa Worthington, Tara Jaksha, Amanda Beaver, Corrine Wolford

Motion to approve April Newman into ACC committee: Seconded, APPROVED.

Motion to approve board member seats to remain the same for 2020: Seconded, APPROVED.

Rebekah Jordan - President

Melissa Worthington - Vice President

Tara Jaksha - Treasurer

Amanda Beaver - Secretary

Corrine Wolford - ACC Chair

All members voted into their positions as listed above. Motion to approve adding Tara Jaksha to the Timberland Bank checking and savings account: Seconded, APPROVED, over text messages.

voted on: all approved.

## 2019-20 NEHOA Budget: Board Approved August 2018

Income from Dues:			\$22,680.00
Expenses below	\$189 month		
Lawn Care (not including weather damage)	\$842 month		\$10,109.16
City of Yelm Water	450-500/ 3 mo		\$1,740.00
Irrigation System (Annual Weatherization and Spot Repairs)	as needed		\$450.00
Insurance (General Liability, D&O, Umbrella)	\$2676 + \$1000 Deductable		\$3,676
County Treasurer/Auditor (Taxes/lien filings)	as needed		\$950.00
Bank Fees (Returned checks/ordering checks)	as needed		\$100.00
Office Supplies and Annual Meeting			\$400.00
Web Page (Domain, Hosting, Support, etc.)			\$270.00
Professional (Attorney/Accountant/SecState)			\$900.00
USPS (PO Box, Postage for correspondence)			\$320.00
Reserve: Long Term Maintenance and Capital Improvements (i.e. Park Improvement, Fence Repair in Common Areas, Irrigation, etc)			\$3,764.84
			\$22,680.00