

**Draft Nisqually Estates Homeowners Association (HOA)
Board Meeting minutes September 20, 2026**

Board Members Present: Melissa Worthington, April Newman, Sierra Thornberry, Valerie Vajda, Michael Davenport

Board Members Not Present:

Other Homeowners or Guests Present: Nino Cintron Robert Faulconer Tara Jaksha

1. Meeting opened: **6:31 pm Via Google Meets.**

Announcement:

Recording of any part or whole of this meeting is prohibited by Washington State. It is a crime to record a private conversation without the consent of all participants

Section 10 of our By Law's allow for telephonic meetings: the members may participate in a meeting of the members by means of a conference telephone or similar communication equipment by means of which all persons participating in the meeting can hear each other at the same time. Participation by such means shall constitute presence in person at the meeting.

2. Motions/approvals

A. A motion was made by April Newman to approve the Meeting minutes from May 17, 2026. Second by: Melissa Worthington **Approve: 5:0**

B. A motion was made by Melissa Worthington to approve the budget for the 2027 Annual Meeting packet to be voted on at the Annual Meeting. Second by: Valerie Vajda **Approve: 5:0**

C. Melissa made the motion to approve the refund to the homeowner of 15030 105th for overpayment of 2026 homeowner dues. Second by: April Newman **Approve: 5:0**

D. A motion was made by April to approve the estimate of \$10,000 for the fence replacement of tract C & to accept the estimate from Lionheart Fence Builders. Second by: Valerie Vajda **Approve: 5:0**

E. Melissa made the motion to purchase more stamps, envelopes, & labels for the next year of \$400. Second by: April Newman **Approve: 5:0**

3. Financial Report: - Melissa Worthington

A. Financial Status (account balances and anticipated expenses)

i. Savings (Reserve) \$55,173.02 and Checking \$33,980.68 as of 9/20/26

ii. Bank statements shown: May, June, July, & August

B. Expenses paid (withdraw):

i. Lawn Pros: \$1261.57/Mo: AutoPay

ii. Lawyer- \$559.99 lien placement

iii. She cuts it Tree removal/trimming- \$4,549

iv. Signs/post/concrete- \$460.01

C. Deposits besides dues: \$1,125.34

1. Lien status (Total # of Liens, # of Properties with liens): 4 liens (2 liens on 1 property).

D. Dues Status: 119/120 as of 9/20/26 (sent to lien)

4. Architectural Control Committee (ACC)- Acc Report- Michael Davenport

Members: Linda Gilcrease (Hill), Tara Jaksha

A. Drive around date(s): June 19th

B. Requests: 7 requests, 4 roofs, 2 fence, 1 backyard renovation

C. Notices and Violations: general notice to community

5. Old Business:

A. Wood Fence (Tract C): We received 3 estimates. Lionheart Fence Builders \$9920.41, Lobos Fence Builders, LLC \$9373.20, and Economy Fence Center \$12,709.10. The project will be scheduled for the earliest available time.

B. Signage for detention ponds: Project completed. We chose to go with black powder coated galvanized posts for longevity.

C. Yard sales in June & July.

D. Detention Pond repairs to include replacement grates, cement trenches cleaned out. April has a list of companies and will be calling to schedule estimates.

E. Annual Meeting location to be either Farelli's or Yelm PD Station. Will be set by next week after Sierra hears back from the Yelm Police Station.

6. New Business:

A. Annual Meeting Packets

B. Elimination of turn lane on Hwy 507

C. Board Member nominations

D. Possible property management estimates or dissolution without homeowner interest

E. Committees- Drought resistant landscaping at entrance.

F. Holiday contest-

7. Task Assignment:

Melissa to send out letters of acceptance & denial to fence contractors
Sierra will be hearing from Yelm PD re: Annual Meeting location.

. Open Forum for Comments and Questions:

9. 2026 Projects Status:

- Replacement of the fence on Tract C
- Updates to CC&R's for the 2026/2027 year
- Replacement of grates in the detention ponds
- ✓ Signage for the detention ponds
- Look into grant for drought resistant landscaping at main entrance
- Organize HOA files, create templates for ACC, delete duplicate files/folders to free space
- ✓ Remove dead trees, assess problem trees

8. Next HOA meeting will be held:

November 14th Time & Location TBD

9. Meeting Closed: 7:31 pm

**Draft Minutes approved by proper vote of HOA Board as indicated by the
Signatures below Esigned: Esigned:**