

**Draft Nisqually Estates Homeowners Association (HOA)**  
**Board Meeting minutes April 9th, 2025**

Board Members Present: Melissa Worthington, April Newman, Justin Suina, Elena Pilor, Michael Davenport,

Board Members Not Present:

Other Homeowners or Guests Present: Tara Jaksha, Linda Suina, Valerie Vajda, Rob Mendel

**1. Meeting opened: 7:33 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.**

\*\*\*\*\* Please hold all questions until the end of time permits

**2. Motions/approvals**

A. A motion made by Melissa Worthington to approve Meeting minutes from Jan 15th 2025 postponed until the next meeting to give Board members a chance to review. .

**3. Financial Report: - April Newman**

A. Financial Status (account balances and anticipated expenses)

i. Savings (Reserve) \$44,992.58 and Checking \$43,909.41 as of 4/9/25

ii. Bank statements shown: Jan, Feb, March 25

B. Expenses paid (withdraw):

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

ii. Lawyer: Nothing since Nov 2024

iii. Insurance - \$2,285

iv. Taxes- done will be sent out this week.

C. Deposits besides dues:

1. Lien status (Total # of Liens, # of Properties with liens): No change (2 liens on 1 property).

2. 1 home in fine status

D. Dues Status: 119/120 as of Jan 4/9/25, 2025 (1 on payment plan)

Motion Made by Melissa to refund \$303 for double payment of dues to one homeowner. Second by April **approved 4:0**

**4. Architectural Control Committee (ACC)- Acc Report**

Members: Linda Gilcrease (Hill), Valerie Vajda, 1 opening

- A. Drive around date(s): 1/24/25, 2/10/25, follow up of 2/28/25, 3/30/25 follow up in the next week, next drive at the beginning of May.
- B. Request: 3 request (1 approved flowerbed )(1 denied- fence in front) (1 in review chain link in back).
- C. Notices and Violations: since the beginning of year 71 violations observed 25 notices have been sent out. Mostly holiday, yard, garage doors, debris, Next general letter to everyone, yard maintenance will be sent out here soon.

**5. Old Business**

- A. Wetland, Wetland Buffer, Easement, more complaints from the neighbor. If it continues to increase we will be reaching out to the lawyer
- B. Wood Fences Tract C- one is unavailable and Justin will contact some others. Melissa sent a flyer for one she received.
- C. At the entrance, most wanted to keep it how it is without water, maybe next year. New tree planted by lawn pros.

**6. New Business**

- A. Ponds VS dirt bikes, electric bikes, and others. We have seen an increase in motor vehicles riding, jumping and possibly damaging these areas, they are off limits to this stuff and a safety issue. A couple of homeowners suggested maybe putting up a fence or some type of barrier. Could be a great project to get the neighborhood involved in. We will discuss and find out what the requirements are in our HOA docs.
- B. Advertisements for companies- Melissa was contacted by a couple of companies to advertise on our website. In the past they were given a fee for a year of advertisements, which the ho used to help with website cost or projects/activities for the neighborhood. Maybe since they are advertising on our website they can give a discount or something.

Melissa would like each Board member in one/two weeks to bring at least 3 companies to the other board members to reach out to about advertising on our site.

Companies will need to be something the neighborhood can use for example. Lawn service, roofing, garage doors, realtors, fencing, remodel, painting, ect

- C. Annual Yard Sale- at the annual meeting some suggested not having prairie days weekend, with the weather and usually other things happening in June lets put a

poll out there for July. Also we should do two weekends instead of 1.

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

**8. Next HOA meeting will be held:** Wednesday June 11, 2025 @ 7:30

**9. Meeting Closed:** 7:56

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

**Esigned: Esigned:**

