

# March 12, 2018 Nisqually Estates Homeowner's Association (HOA) Board Meeting Minutes

Board Members Present: Rebekah Jordan, Angie Ellenbecker, Lynda Newcomb, Melissa Worthington.

Board Members Not Present:

Other Homeowners or Guests Present: Rob Mendel, Nathan Worthington

1. Meeting opened: **Time 6:30/at 10415 Red Fern Ct SE**
2. A motion was made and seconded to formally approve **December, 2017** Board meeting minutes **Approved 4:0**
3. **Financial Report**
  - a. Financial Status (Account Balances and Anticipated Expenses)
    - i. Checking **\$33,315.81** Savings(Reserve) **\$14,188.81** as of last banking statement
    - ii. Major anticipated expenses:
      1. Lawn Pros \$842.43/mo: on auto pay
      2. Yelm Water: \$
      3. Other expenses: website email \$195; insurance policy \$2,676
      4. Deposits besides dues:
  - b. 2018 Dues Status (**118** of lots paid out of 120): **118** out of **120** as of 3/2018
  - c. Late notices with finance charges on: March 1, 2018
  - d. Lien status (Total # of Liens, # of Properties with Liens): 2 Liens on 2 lots;
  - e. Secretary of State Filing for 2018 - \$10 was done on Nov 29th.
  - f. Tax Filing: to be done in Jan 2018 done
  - g. \$125 for baskets and movie tickets to: May, Brandfas, and McKiterick
4. **Architectural Control Committee - ACC Report**
  - a. 4 cars that need removed- any cost in removing cars will be in a lean cost to homeowner.
  - b. Rob and Rebekah drive around: report- few fences that need stain, couple yard maintenance, some wires hanging at one please, we have had a couple roof request and update for front yard.

5. **Old Business**

- Park committee: library box (little libraries), swing (look at liability), ladybug/frog mounds, picnic table,
- Board unanimously voted to change bank accounts from TwinStar to Timberland; we opened an account at Timberland.- homeowners can now go in and deposit, timberland will add homeowner note.
- Vote to close TwinStar: all voted to approve TwinStar closure. ( 4 votes yes)


**New Business**

- Parking issues: garbage cans being missed due to people parking in front of or too close to them
- Storm Drain Covers - two missing or broken.
- Attorney- Strickler Law Office (Tumwater) 75\$ to take on and off leans, don't need to send a retainer , based on job or by hour. 1/2hr billing cycle. Phone will cost.
  - We voted to approve unanimously by all board members.
- Yard Sale - put something on Facebook asking what dates work? Angie will do this
- Did the insurance premium go up from last year? We will look into this

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

7. Next HOA Meeting will be held Monday April 16 @6:30pm
8. Meeting Closed at 7:10pm.

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

  
\_\_\_\_\_  
Angie Ellenbecker  
\_\_\_\_\_

**Unequal Estates Homeowners Association (UEHA)**  
**Board Meeting Minutes April 16, 2018**

Board Members Present: Rebekah Jordan, Angie Ellenbecker, Lynda Newcomb, Melissa Worthington.

Board Members Not Present:

Other Homeowners or Guests Present: Jamie Dover, Rob Mendel

1. Meeting opened: **Time 6:30/at 10415 Red Fern Ct SE**
2. After the last meeting a motion was made and seconded to formally approve **March 12, 2018** Board meeting minutes. Minutes were approved.
3. **Financial Report**
  - a. Financial Status (Account Balances and Anticipated Expenses)
    - i. Savings (Reserve) **\$14,189.17** Checking **\$29,530.51** as of **3/31/18** . **Bank statement handed around.**
  - Major anticipated expenses:
    - ii. Lawn Pros \$842.43/mo: on auto pay
    - iii. Yelm Water: \$ - not turned on yet
    - iv. Other expenses: yearly insurance payment of \$2,676.00 paid to State Farm 3/23/18
    - v. Deposits besides dues: none
  - b. 2018 Dues Status (**119** of lots paid out of 120): **119** out of **120** as of 4/2018.
  - c. Late notices with finance charges on: one out for 10405 Brighton
  - d. Lien status (Total # of Liens, # of Properties with Liens): 2 Liens on 2 lots; 1 lot has agreed to a payment plan - working on this
  - e. Secretary of State Filing for 2018 - \$10 was done on Nov 29th.
  - f. Tax Filing: done in Jan 2018
  - g. Lawyer: Strickler Law Office

**Architectural Control Committee - ACC Report**

**Members: Staci Dilg, Jamie Dover, Melissa Worthington, Rob Mendel**

Drive around done April 14, 2018.

- a. Plans submitted:
  - i. Roof
- b. Observations and Violations:
  - i. Several houses will get notices for garbage cans
- c. House Painting Notices: N/A
- d. Chicken Notices: n/a

**MISQUALLY ESTATES HOMEOWNERS ASSOCIATION (HOA)  
Board Meeting Minutes April 16, 2018**

- e. Fines:
  - i. Car Removal for homeowner

**Old Business**

1. Four cars that did not run in the neighborhood: 2 have been removed, 1 repaired and 1 in process. Fines have been issued.
2. Storm drain covers - we still need to call on this.
3. Strickler Law Office (Tumwater): new lawyer for the HOA
4. Yard Sale date chosen: June 1,2,3 possible. Will finalize by April 30th.

**New Business**

1. Get quote for swing and some small toys in the park. Melissa to look into.
2. New towing company: B-N-H Towing is our new towing company for the neighborhood. Signs went up, meet and greet, voted on and signed agreement.

HOA is required to give reasonable notice before towing vehicles. Notices have to be put on cars being towed, pictures need to be taken and payment will be paid by the HOA and a lien put on the property for the cost of towing. HOA will not pay the impound fees. These fees are the responsibility of the vehicles owner. If the vehicle is not claimed it will be sold at auction with proceeds going to the impound yard costs, the additional cost will be the responsibility of the registered owner and will be sent to a collection agency if not paid. B-N-H Towing motion to approve as our new towing company; seconded by Melissa Worthington, all were in favor.

**Open Forum for Comments and Questions:**


Angie to resign, due to selling home and moving, effective May 10th. Vote to accept (all in favor).

Next HOA Meeting will be held June 11 @ 6:30PM (10415 Red Fern Ct SE)  
Meeting Closed at 7:10pm

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



Signature



Signature

## June 11, 2018 Nisqually Estates Homeowner's Association (HOA) Board Meeting Minutes

Board Members Present: Rebekah Jordan, Lynda Newcomb(by phone), Melissa Worthington.

Board Members Not Present:

Other Homeowners or Guests Present: Amanda Beaver, Rob Mendel.

- Meeting opened: **Time 6:30/at 10415 Red Fern Ct SE**
- **Financial Report**
  - a. Financial Status (Account Balances and Anticipated Expenses)
    - i. Savings (Reserve) **\$ 14,189.65 checking \$14,189.88** as of **6-11-2018** Bring last banking statement
  - b. Major anticipated expenses:
    - i. Lawn Pros \$842.43/mo: on auto pay
    - ii. Yelm Water: n/a
    - iii. Other expenses: Newspaper ad for community yard sale. \$21
    - iv. Deposits besides dues: NA
  - c. 2018 Dues Status (**119** of lots paid out of 120): **119** out of **120** as of 4/2018
  - d. Late notices with finance charges on: one out for 10405 Brighton. The house will be closed, leans and fees will be taken care over.
  - e. Lien status (Total # of Liens, # of Properties with Liens): 3 Liens on 2 lots; 1 lot has agreed to a payment plan - has not been paying
  - f. Secretary of State Filing for 2018 - \$10 was done on Nov 29th.
  - g. Lawyer: Strickler Law Office: filed lien on 10405 McConnell last week- supper easy to work with
- **Architectural Control Committee - ACC Report**

**Members: Staci Dilg, Jamie Dover, Melissa Worthington, Rob Mendel**  
Drive around Saturday, May 26th, 2018

  - a. Plans submitted:
    - i. (1)Roof,(1)Shed,(1 )Front flower bed, (1) House Painting
  - b. Observations and Violations:
    - i. (37 total notices) Moss on roofs, fence repair/stain, Yard maintenance, cars (on blocks or in yard), Holiday decorations(xmas), Garbage cans
    - ii. Second drive around for follow-up notices has not been done yet.

-About 80 percent corrected.

Holiday Decorations (tree on porch with holiday balls).

-Lynda and Rebekah might go talk to person with car again. Lawyer wants more documentation, couple of more formal notice.

-Violation notice for house with no number and color door.

c. House Painting Notices:

i.

d. Chicken Notices:

i. N/A

e. Fines:

i. Car Removal (10408 Brighton) \$490 due

ii. Garbage Removal (10408 Brighton) \$490

f. Need a second drive around so we can send violation notices

● **Old Business**

- Annual yard sale: went well.
- Storm drain covers - do need to be replaced. Have not worked on yet.
- Get quote for swing and some small toys in the park.

● **New Business**

- Still looking for new members.
- Water was turned on last week. Lawn pros coming out to blow lines and fix sprinkler heads. Start out small amount and move up later when gets hotter.

● **Open Forum for Comments and Questions:**

- Is there a watering schedule? No
- Maybe best yard this year. Like July or August.?
- If you see something not right to go and call 911 to let them know.
- Be curious of next door neighbor on Fourth of July.


-reminder of hours

Next HOA Meeting will be held: August 14, 2018. @6:30 at **10415 Red Fern Ct SE**

-Annual meeting. Looking at Oct. 20th. Trying to get scheduled finalized. Looking to have it at the police station.

1. Meeting Closed at 7:08pm

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

  
\_\_\_\_\_  
ACJ

# August 14, 2018 Nisqually Estates Homeowner's Association (HOA) Board Meeting Minutes

Board Members Present: Rebekah Jordan, Lynda Newcomb, Melissa Worthington

Board Members Not Present:

Other Homeowners or Guests Present: Amanda Davis, Tyler Davis, Kathey Fields, Jamie Dover, Jessica Austin, Corrine Wolford, April Newman, Jamie Rachor Amanda Beaver

1. Meeting opened: **Time 6:30/at 10415 Red Fern Ct SE**
2. A motion was made and seconded to formally approve **June, 2018** Board meeting minutes **Approved (voting results)**
3. **Financial Report**
  - a. Financial Status (Account Balances and Anticipated Expenses)
    - i. Savings (Reserve) **\$14,190.23** Checking **\$27,780.49** as of **7/31/2018 See Statement.**
  - b. Major anticipated expenses:
    - i. Lawn Pros \$842.43/mo: on auto pay
    - ii. Yelm Water: \$471.27 for main entrance
    - iii. Yelm Water: \$34.15 Red Fern (city is removing this for us) 6 years ago they cut us off how much water we can use. They was just charging us for just having the meter on. It's been turn off.
    - iv. Other expenses: Strickler Law Office: placement of Lein \$300
    - v. Deposits besides dues: \$1,500
4. 2018 Dues Status (**119** of lots paid out of 120): **120** out of **120** as of 8/2018..
5. Late notices with finance charges on: none
6. Lien status (Total # of Liens, # of Properties with Liens): 2 Liens on 2 lots; 1 lot has agreed to a payment plan - this lot has not paid and is looking at another lein
7. Secretary of State Filing for 2018 - \$10 was done on Nov 29th.
8. Tax Filing: done in Jan 2018
9. Lawyer: \$300 for Lien placement
10. 2019 Budget: no proposed increase in dues (voted approved)

## **Architectural Control Committee - ACC Report**

**Members: Staci Dilg, Jamie Dover, Melissa Worthington, Rob Mendel**

Drive around Sunday, August 5th, 2018.

- a. Plans submitted: roof, 2 yard requests, shed, paint,
  - i. (2)Roof,(1)Shed,(x )Front flower bed, (1) House Painting (2) trim & door painting (2) tree removal (3) misc.
- b. Observations and Violations: Notices sent out via paper mail August 6-8
  - i. (xx total notices) Moss on roofs, fence repair/stain, Yard maintenance, cars (on blocks or in yard), Holiday decorations(xmas), Garbage cans.
    1. Silver SUV on 105th-they didn't get all cars removed, Just parking them elsewhere in neighbor.
    2. On Brighton and 105th corner lots of dog poo.
    3. How about the big trees- who takes care of it? It's the home owners if in front of house. If on HOA Property it has to be someone bonded and contracted.
    4. House with stump. Will be done here soon. Will be done with larger trees.
    5. Question about going to vinyl Fencing? We need a quorum. Each homeowner can vote and can bring 5 approxys
    6. Talk to Doug about fence?
    7. Temporary green houses under 6' height don't need to know.
    8. All HOA documents are online on website.
- c.

**11. Old Business**

- Still looking for new members. Jamie Rachor, Amanda Beaver, April Newman, Corrine Wolford,
  - Will be put on ballots.
- 

**12. New Business**

- Annual meeting. Looking at Oct. 20th. Trying to get scheduled finalized. Confirmed Mayor will be there; waiting to hear from Chief of Police.
- Looking to have it at the police station
- We need to send out ballots and the proxy by first week of Sept
- Budget

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

- a. Animals- cats, dogs,- Contact animal control.

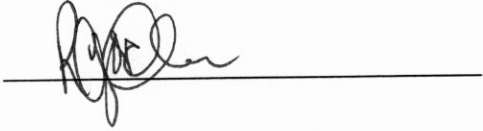


- b. Looking for Park Community Members.- Corrine, Jamie R., Amanda B.,
  - c. Do have a plan just need contractor
14. Next HOA Meeting will be the Annual meeting: possibly the police station
15. Meeting Closed at 7:26pm

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



---



---

# Dec 10, 2018 Nisqually Estates Homeowners Association (HOA) Board Meeting Minutes

Board Members Present: Rebekah Jordan, Melissa Worthington, Kailee Warren, Amanda Beaver, Corrine Wolford

Board Members Not Present:

Other Homeowners Present: Rob Mendel

Guests:

1. **Meeting opened: 6:32pm Time/ at 10415 Red Fern Ct SE**
2. A motion was made and seconded to formally approve **October 2018 Annual** Board meeting minutes and the Oct 2018 Annual Membership meeting minutes . **Approved (voting results)**
3. **Financial Report by Kailee Warren**
  - a. Financial Status (Account Balances and Anticipated Expenses)
    - i. Savings (Reserve) \$\*\* Checking \$\*\*\* as of . Bring last banking statement
    - ii. Major anticipated expenses:
      1. Lawn Pros \$842.43/mo: on auto pay (missed Nov.payment, paid twice in Dec.)
      2. Yelm Water:\$0
      3. Other expenses:
      4. Deposits besides dues:
  - b. 2019 Dues Status (# of lots paid out of 120): **23** out of **120**
  - c. Late notices have gone out with finance charges on: Notice on the 15th to remind that dues are for the 1st. Will start receiving late notices Jan. 15.
  - d. Lien status (Total # of Liens, # of Properties with Liens): 1 Lien on 1 lot
  - e. Lawyer: No bill from lawyer yet.
4. **Architectural Control Committee - ACC Report by Corrine Wolford**

**Members: Staci Dilg, Jamie Dover,**

  - a. Plans submitted:
  - b. Observations and Violations: Holiday decoration notice for Facebook. Complaints about home on Farwest ct with cars in driveway and other objects.

- c. House Painting Notices: none
- d. Chicken Notices: none
- e. Fines: Fines on Garbage in truck will be started at level two.

1. **Old Business**

- a. No old business.
- b. \*

2. **New Business**

- a. Holiday light contest voting ends Dec. 21; with 1st, 2nd, and 3rd place prizes.  
Voting will start some time this week.
- b. Talk with lawn pros about leaf blowing into yards.

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

- 4. Next HOA Meeting will be held Monday February 11, 2019 @ 6:30pm
- 5. Meeting Closed at 7:01 pm

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

RC Jordan



## Agenda - Nisqually Estates HOA Annual Meeting

Saturday, October 6<sup>th</sup>, 2018 - 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 Reached.  
(Meeting will start once quorum is achieved, but not later than 9:30 AM)
3. Introduction of Current Officers:
  - a. President: Rebekah Jordan
  - b. Vice President (Vacant)
  - c. Treasurer: Lynda Newcomb
  - d. Secretary: Melissa Worthington
  - e. Board Member at Large (ACC Chairperson) (Vacant)
4. Introduction of Mayor JW Foster:
  - a. JW Foster says yelm is growing in population and the budget is keeping steady with it. in the last few years he was able to get the budget for more employees such as policemen, and city reps. if any one has any questions feel free to contact JW Foster.
    - i. **Question:** What is the plan to help get kids safe across 507 form our community to school.? People don't seem to stop when the signs are flashing.  
**Answer:** Foster would light to see a stop light but he has to take it to state cause 507 is a state highway. He has asked the school if they can get volunteers to help with crossing children, no one has volunteered to do so. Foster also said that the flashing lights have helped. If officers are not busy they come and help to which helps a lot as well. Furthermore Foster stated that Nisqually Meadows can contact the chief of police to volunteer crossing the children do and don'ts.
    - ii. **Question:** What is going on with the loop?  
**Answer:** Foster stated that they got it mostly built. Now we are the Squeaky wheel about getting it done, project has moved up the list and should be able to drive on 2022. see the save yelm web site or the video link on the City of yelm website.
    - iii. **Question:** When will the loop be started?  
**Answer:** depends on when they can get the gopher population moved and when the preserve will be done for them. Hopefully will be started next year.
    - iv. **Question:** Will the Loop consist of a new bridge or widening the existing bridge?  
**Answer:** As of right now there is no proposal for a new bridge or making existing wider. it's just a loop right now no connection to 507 in makenna, Possibly a new roundabout by the school in makenna and maybe a light or round a bout by vail road to help flow the traffic faster through town.

## Agenda - Nisqually Estates HOA Annual Meeting

Saturday, October 6<sup>th</sup>, 2018 - 9:30 – 11:00 AM

Olympia Federal Savings Bank

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

- v. **Question:** If there is not something in town ( such business) how can we go about getting it in town?  
**Answer:** Need to talk to companies not in town. Yelm is doing really well and want to expand. if a restaurant or place don't want to come to town have them contact the mayor. \* we are kind of a foodie town.
- vi. **Question:** What about the homeless on the trail or in town?  
**Answer:** Foster says we have several programs to help the homeless from food to housing, to shelters, to assistances. Its not legal to be homeless, its legal to destroy or cause problems. The police do know all the homeless in town and talk to them weekly to see if they can help in any way. the problem is most don't want help. He recommends that if you use the trail try not to walk or run or bike by yourself. always better to be with someone or have protection if needed. the County owns the trail, so yelm could not send officers down all the time. they can respond if there is a problem but not patrol the trail. Yelm does have a lower crime rate than others in the area. Suggestion: adding solar lights in the darker places between our community and town. for students and citizens.
- vii. **Question:** What can we do about speeding in our community?  
**Answer:** Yelm does not like speed bumps. but send the Mayor a comment and he will see what he can do.

### 5. Nominations and Elections to the Board of Directors for the Coming Year

- a. Rebekah Jordan - 25 Votes
  - b. Melissa Worthington - 24 Votes
  - c. Jamie Rachor - unable to attend meeting (made previous arrangement with current board).  
Husband came- 19 votes
  - d. Amanda Beaver - Did not attend. did not vote on today- 14 votes
  - e. April Newman - Did not attend. did not vote on today- 11 votes
  - f. Corrine Wolford- 17 Votes
- Any nominees can come to a monthly board meeting and ask to be a board member if still interested the board will vote at that time. New Board members- Rebekah, Melissa, Jamie, Corrine

### 6. Financial Report.

- a. Account Balances: checking-                      savings-
- b. 2018 Budget- Home owners voted for Approval. (Quorum achieved)
- c. Dues for 2017: \$189
- d. Expenses for 2017 vs 2018

## Agenda - Nisqually Estates HOA Annual Meeting

Saturday, October 6<sup>th</sup>, 2018 - 9:30 – 11:00 AM

Olympia Federal Savings Bank

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

e. Taxes

f. Insurance Costs

g. Bill's- lawn pro's paid for the month of October so whoever takes over don't have to worry for a month

- where does the yard sale cost come out of and where does the Holiday Prizes come out of in the budget.
- The tree trimming from lawn pros cost \$1200
  - This included removing two trees, trimming all HOA Properties to 7 feet from the ground.
- is the attorney costing more?
  - the attorney is actually costing less now because we don't have to pay for a year only what we use.
- Block Party cost- BLOCK PARTY NOT AN HOA EVENT

7. Old Business.

- a. Park Status- a tree needs to be replaced. Could use some more people on the Committee. We do have a swing set pick out and some benches and tables for parents. We need a Licensed and bonded contractor that can install play equipment.
  - i. Rob & Warren would like to join the committee
- b. Trees in front of houses are owner responsibility
  - i. best to trim in spring when all leaves are grown.
  - ii. HOA is looking into maybe having Lawn Pros do a pick up trimmings in the spring for all houses that trim their trees. Would cost about 800 for Lawn Pros to do. Will Be discussed when it gets closer to spring.
  - iii. Suggested that maybe some neighbors could volunteer and help each other out. so everyone could take advantage of the trimming hall away.

8. New Business.

- a. ACC Concerns: Garbage/Yard Waste Receptacles, RV/Trailer Parking, Yard Maintenance, cars, Parking issues, Aging of neighborhood.
  - i. one house will be fine for painting, the other renters are moving out and will be working with home owner.
  - ii. all members currently still part and want to continue. Tessa would like to join for a few months before she moves out of state.
  - iii. It was talked about maybe limiting how many cars a home can have- this was turned down.

## Agenda - Nisqually Estates HOA Annual Meeting

Saturday, October 6<sup>th</sup>, 2018 - 9:30 – 11:00 AM

Olympia Federal Savings Bank

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

- iv. Acc wants to try to have more consistency and supplying fines.
  - 1. is there a way to raise the fine if it doesn't make a difference.  
fines currently 35\$ a week if not taken care of it will move to \$70 then \$100.

- b. Review of Yard Sale. Feedback for Next Year.
- c. Announcement of Board of Directors Election Results.

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

- a. Since we had a quorum we voted on Vinyl fencing: All Approved 3 Opposed ( will add vinyl as a fence type)
  - i. Benefits of vinyl- cost effective, color choices, low maintenance
  - ii. Concerns - colors, height, Style, warranty, wind and attachment to wood fence.
    - 1. how it holds up to wind?
    - 2. is the Warranty transferred to new owners if home owner sells house.
    - 3. if abutting a wood fence how would they attach to each other.
    - 4. will everyone have to convert to it?
      - a. no its just gonna be another style like chain link.
  - iii. HOA- Suggestions
    - 1. Want it to look like real wood fence. natural colors.  
Similar styles to the wood fences. NO White
    - 2. Will require ACC approval same as other fences.

10. Adjournment at 11:04 Next Meeting **December 10th @ 6:30 pm @ 10415 Red Fern Ct SE**


**Agenda - Nisqually Estates HOA Annual Meeting**

Saturday, October 6<sup>th</sup>, 2018 - 9:30 – 11:00 AM

Olympia Federal Savings Bank

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

Board Meeting October 7, 2018

Members Present: Rebekah Jordan, Melissa Worthington, Kailee Warren, Amanda Beaver, Corrine Wolford

Amanda Beaver was voted on to the Board via text and email messages.

Rebekah Jordan - President

Melissa Worthington - Vice President

Kailee Warren - Treasurer

Amanda Beaver - Secretary

Corrine Wolford - ACC Chair

All members voted into their positions as listed above. Lynda Newcomb will be taken off Timberland checking and savings Bank Accounts and Kailee Warren will be added.

voted on: all approved.

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



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

