

**Draft Nisqually Estates Homeowners Association (HOA)
Board Meeting minutes April 14th, 2024**

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

Board Members Not Present: Michael Davenport

Other Homeowners or Guests Present: Linda Hill, Rob Mendel

1. Meeting opened: **4:02Pm 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 if time permits

2. **Motions/approvals**

- A. A motion was made by Melissa Worthington on 4/1/2024 via text to approve the 30% down payment of \$4,545.46 to C&J Excavation, seconded by Michael Davenport. **Approved 5:0**
- B. A motion made by Melissa Worthington seconded by April Newman to approve Meeting minutes from Feb 11th 2024 Second Elena Pilor **Approved 4:0**

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

- A. Financial Status (account balances and anticipated expenses)
 - i. Savings (Reserve) \$39,700.54 and Checking \$50,479.16 as of 4/13/24
 - ii. Bank statements shown: Feb 2024, March, 2024
- B. Expenses paid (withdraw):
 - i. Lawn Pros: \$1261.57/Mo: AutoPay
 - ii. Lawyer: \$1,501.50
 - iii. Taxes- \$13.95
 - iv. Olympia Tree Team- Currently waiting on final statement
 - V. Lincoln Logging Tree Care- \$1621.50
 - vi. C&J deposit \$4,545.46 remaining balance \$10,606.06
 - vii. Insurance - not paid yet- the Name of our policy got changed somehow. State Farm is currently waiting on Corporate to review the change back to our

name. Should be corrected and paid by the end of month.

C. Deposits besides dues:

1. Title Transfer fee:\$250 (1 home sale) 3 more up for sale
2. Lien status (Total # of Liens, # of Properties with liens): No change (2 liens on 1 property) Payment

plan started

D. Dues Status: 119.5/120 as of April 14 2024 (On payment plan)

E. Melissa Worhtington made the motion to move the budgeted 2024 reserve amount of \$5100 from checking to reserves. Second Elena Pilor

Approved 4:0

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

Members: Linda Gilcrease (Hill), 2 opening

A. Drive around date(s): 3/20/24 Linda and Melissa next drive end of April

B. Request: none

C. Notices and Violations: we noted 23 new violations, 5 repeat violations, and added 15 to the watch list for better weather.

Reminder: Anything exterior that is changed such as removal of trees, house paint, fences need an ACC request put in.

5. **Old Business**

A. Detention Ponds Maintenance- Will be looking into bids later this year. Running into only a few companies does clean out.. Will be contracting C&J for one of the bids.

B. Detention Pond Repair- retaining wall contract signed, deposit sent and received for C&J Excavation for a bid amount of \$15,151.52. Schedule for **End of June/ beginning of July**

Wall funds will come from excess checking and some from reserves if needed.

Justin is looking into seeding prices for when the wall is complete.

Melissa to contact C&J if the back corner of the fence needs to be removed as well for their work.

C. Wetland, Wetland buffer, Easement. We are working on a letter to the homeowners and making arrangements to see how bad it is. Board and ACC have discussed a plan moving forward. Board will discuss the date to inspect homes along that side. Waiting for dryer weather. Looks like end of May works for most Board Members

D. Tree Trimming and Removal. Removal was done 3/27-28/24 tree trimming was done 4/3/24.

trees were worse then what they thought had to use different equipment. No contract needed from a lawyer.

Funds for tree trimming and removal are coming from excess funds in the checking. Will not touch reserves for this.

Replacement tree for the tree that was removed at the entrance- Best time for planting is Oct. Need to research trees on Yelm City tree list, and get cost estimates for a new

tree.

For residence trees they only did a streets/sidewalk lift if needed and removed hazard branches. They didn't thin out the upper branches. They were using battery operated saws and lifts so they might have trimmed your tree without being noticed. I did observe and check on them multiple times throughout the day, the trees I observed being trim are even hard to tell what they removed.

E. Bank and Post Office- we have had scheduling conflicts. Bank is done. PO- still needs to be done.

F. Little Library & Towing Company- Elena will follow up with girl scouts and B&I for repairs and replacement. If not able to get a hold of contact, Melissa will contact the Girl Scouts she knows and ask if they will take over that project.

H. Easter Event- Melissa donated baskets, eggs, and crafts for the event. Linda Hill and the Suina's donated egg fillers. About 30 kids participated. For the first year it was a success.

6. New Business

A. 2024 Yard Sale- Need to get a poll out to residents for what weekend they prefer. June 7-10th Ever After, June 9th Graduation, June 16th Fathers Day, June 13th-16th Aspen Farm Trails (horse weekend), June 21-22nd Prairie Days, July 4th holiday, July 26th BBQ Fest. April requested we have more July weekends.

B, Wood Fence Track C- Need to start collecting bids. Assigned to Justin Suina to start contacting. April is a good source for what we need to look at as for what we need for materials and approximate cost. Will get bids for six foot and eight foot fencing follow up on. Hopefully to have it done by the end of year. Need to look over documents more to make sure we are following them.

7. Open Forum for Comments and Questions:

8. Next HOA meeting will be held: Sunday, June 2nd, 2024 via google meet @ 4pm

9. Meeting Closed: 4:33

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

Esigned:

Esigned: