

NISQUALLY MEADOWS HOA  
MEETING MINUTES  
January 8, 2007

Present: Scott Mathis, Christine Prather, Erik Dilg, Alison Brackett

Scott Mathis, called the January 8, 2007 meeting to order at 7:10 PM.

Agenda

- Old business: Retention pond fixed on one side on 105th at a cost of \$4878.00.
- Financial report for January 2007 is the same as December 2006.
- Playground: Removing old equipment versus adding new. Estimated cost to upgrade: \$2500.00. Scott or Erik will follow up with Rainbow Company.
- Board members voted to remove Terry Kaminski from homeowner's association checking account with Twin Star (Account 155417900). Voted and agreed upon, 4-0.
- Abandoned maroon van on corner of 105<sup>th</sup> and Brighton. Alison will contact Yelm PD again and ask that the abandoned vehicle be addressed.
- Certified letters and regular letters will be sent to violators and homeowners of renters if applicable. Regular mail letter will be followed by certified mail letter.
- Request for homeowners' dues will be mailed with a requested pay date of 2/15/07. Insert for vote by homeowners to move deadline of dues from January 1 to March 1.
- Neighborhood watch. Look at starting up again with neighbor involvement and volunteers.

Next Meeting

- Playground equipment
- Taxes
- Lawn care
- Neighborhood watch
- Nisqually Meadows website

Next meeting is February 5, 2007 at 7 pm at: 15344 105<sup>th</sup> AVE SE.

Meeting adjourned at 8:40 PM

Respectfully submitted by Alison Brackett

NISQUALLY MEADOWS HOA  
MEETING MINUTES  
February 26, 2007

Present: Scott Mathis, Christine Prather, Erik Dilg, Alison Brackett

Called the February 26, 2007 meeting to order at 7:15 PM.

Agenda

- Old business: Rainbow playground purchased through Costco for \$6,395.59, including delivery and setup. Christine will call the company for delivery/setup date.
- Playground: for setup look at closing playground from 4/9/07 through 5/12/07 to remove old equipment and setup new equipment. Check with the City regarding donating old playground equipment. Obtain estimate of cost to rent bobcat and cost of bark for play area. Consider adding a permanent garbage can, motion lights, and rules of playground.
- Financial report for February 2007: approximately \$6,600. Updated number to be provided at the next meeting.
- Online banking for the HOA will be setup for money management by the members of the HOA.
- Erik will follow-up with the City of Yelm regarding the status of the water and whether or not the account is still active or has been shut off.
- Christine will obtain remote for water from former HOA President Kari May.
- Abandoned maroon van on corner of 105<sup>th</sup> and Brighton. Alison will contact Yelm PD again and ask that the abandoned vehicle be addressed.
- Certified letters and regular letters will be sent to violators and homeowners of renters if applicable. Regular mail letter will be followed by certified mail letter.
- Scott will follow-up with the lawn guy regarding contract and services provided to the neighborhood.
- Christine will follow-up with the former HOA member that managed the neighborhood website to allow current HOA members to access and update the website.
- Alison will obtain information at addressing the mole situation in the neighborhood and cost to manage the moles.
- Alison will deliver HOA newsletter and Architectural Control Committee (ACC) Guidelines.
- Neighborhood watch. Look at starting up again with neighbor involvement and volunteers.

Next Meeting

- Playground equipment update
- Taxes
- Lawn care update
- Neighborhood watch
- Nisqually Meadows website
- Current budget
- Mole update

Next meeting is March 12, 2007 at 7 pm at: 15344 105<sup>th</sup> AVE SE

Meeting adjourned at 8:30 PM

Respectfully submitted by Alison Brackett

NISQUALLY MEADOWS HOA  
MEETING MINUTES  
March 12, 2007

Present: Scott Mathis, Christine Prather, Erik Dilg, Alison Brackett

Called the February 26, 2007 meeting to order at 7:10 PM.

Agenda

- Old business: Christine will call the Rainbow Company for planned delivery of playground equipment on 4/30/07. Work party 4/14-4/21/07 to prep area for 4/30/07 delivery of equipment. Pea gravel currently in the playground area will be removed and available for the neighborhood residents to pickup on 4/16/07. Expect to have bark delivered 4/27/07 to be spread 4/28-4/29/07.
- Janine Mathis will check with the City and local churches/schools regarding donating old playground equipment, available on 4/28/07.
- For playground cost estimate to rent bobcat per day is \$185. Cost estimate of bark for play area is \$300 based on \$20 a yard at 15 yards.
- Consider adding a permanent garbage can, motion lights, and rules of playground.
- Financial report for March 2007:\$12,149.98.
- 42 homes outstanding for yearly HOA dues.
- 67 votes have been received to move the yearly dues paid date from January to March. Still need additional votes for majority to move date.
- City of Yelm: water is turned off yearly in November and is turned back on when HOA contacts the City.
- Abandoned maroon van on corner of 105<sup>th</sup> and Brighton. Contact Thurston County.
- Certified letters and regular letters will be sent to violators and homeowners of renters if applicable. Regular mail letter will be followed by certified mail letter.
- MCI, the contracted company for lawn services is reasonable. \$325.20/month including tax covers the cost of maintaining entrances, five retention ponds and two tracks. Erik Dilg will be the contact person for the lawn service. Will look at obtaining a current contract to possibly include tree pruning and replacement of trees throughout the neighborhood. Tree on the corner of 105<sup>th</sup> and Brighton is gone.
- Erik will obtain estimate to have the retention pond on 105<sup>th</sup> street that was recently repaired hydroseeded.
- Online banking has been set up.
- Alison will follow-up with the former HOA member that managed the neighborhood website to allow current HOA members to access and update the website.
- Alison will obtain information at addressing the mole situation in the neighborhood and cost to manage the moles.
- Neighborhood watch. Look at starting up again with neighbor involvement and volunteers.
- Annual neighborhood garage sale tentatively set for May 19-20.
- Annual neighborhood BBQ tentatively set for August 25-26.
- Scott to email ACC and newsletters to Alison for website posting.

Next Meeting

- Playground equipment update
- Taxes
- Lawn contract
- Neighborhood watch
- Nisqually Meadows website
- Current budget
- Mole update

- Annual neighborhood garage sale and Summer BBQ dates.
- Water turn-on date.
- Address outstanding HOA dues.

Next meeting is April 2, 2007 at 7 pm at: 15344 105<sup>th</sup> AVE SE

Meeting adjourned at 8:45 PM

Respectfully submitted by Alison Brackett

NISQUALLY MEADOWS HOA  
MEETING MINUTES  
April 2, 2007

Present: Scott Mathis, Janine Mathis, Christine Prather, Erik Dilg, Alison Brackett

Called the April 2, 2007 meeting to order at 7:15 PM.

Agenda

- Old business: Work party 4/14, 4/21, and 4/27 and 4/28 to prep area for neighborhood playground delivery and set-up.
- Consider adding a permanent garbage can, motion lights, and rules to playground.
- City of Yelm: Erik will contact City to turn water on.
- Certified letters and regular letters will be sent to violators and homeowners of renters if applicable. Regular mail letter will be followed by certified mail letter.
- MCI, the contracted company for lawn services quit. No contracted lawn service at the time of the meeting.
- Erik will obtain estimate to have the retention pond on 105<sup>th</sup> street that was recently repaired hydroseeded.
- Annual neighborhood garage sale set for May 18-20.
- Annual neighborhood BBQ tentatively set for August 25-26.
- Scott to email ACC and newsletters to Alison for website posting.
- Drain grate at retention pond on Fern Ct needs to be replaced. Erik will follow-up.
- Alison will provide HOA roster and complaint letter template to Christine.
- Minute meetings sent to Brett for website.
- Christine will deposit any outstanding HOA dues by months end.

Next Meeting

- Playground equipment update
- Taxes
- Lawn contract
- Nisqually Meadows website
- Financial Report
- HOA dues update and lien placement
- Annual neighborhood garage sale preparation
- Summer BBQ dates
- Water turn-on date
- Newsletter

Next meeting is May 7, 2007 at 7 pm at: 10411 Red Fern Ct SE

Meeting adjourned at 8:00 PM

Respectfully submitted by Alison Brackett

NISQUALLY MEADOWS HOA  
MEETING MINUTES  
May 8, 2007

Present: Christine Prather, Erik Dilg, Alison Brackett

Meeting Observers: Marilyn Newkirk, Rob Mendel, Brett Shankle

Called the May 8, 2007 meeting to order at 7:00 PM.

**Agenda**

- Christine reports that the taxes were done for 2006
- Square footage beneath newly placed playground will need to be extended. Consider adding 1" mat beneath. Consider child swing when rope swing wears out.
- Christine will provide current financial report at June meeting.
- Consider adding a permanent garbage can at the playground and retention ponds. Cost for placement and garbage service to be provided for consideration
- Erik will contact City to turn water on.
- Certified letters and regular letters will be sent to violators and homeowners of renters if applicable. Regular mail letter will be followed by certified mail letter.
- New lawn contract from 5/2007-4/2008: Vic's Quality Lawn Care. Cost for service to retention ponds and common areas is \$4336.00 for the contracted time. **Board voted 3-0 in favor of lawn care contract.**
- Cost to have the retention pond on 105<sup>th</sup> street that was recently repaired hydro seeded is \$150 if not scheduled vs \$250 if scheduled **Board voted 3-0 in favor of lawn care contract.**
- Annual neighborhood garage sale set for May 18-20. Flyers will be posted in neighborhood and entrance. Ad will be place in local papers by Christine.
- Annual neighborhood BBQ tentatively set for August: date to be determined.
- ACC and past newsletters to Brett for website.
- Drain grate at retention pond on Fern Ct needs to be replaced. Erik will follow-up.
- Minute meetings sent to Brett for website.
- Response letter to retention pond request on 15048 105<sup>th</sup> at Red Fern Ct SE.
- Voted Janine Mathis in as Vice President, Scott is unable to commit to the Board at this time in the position of President. Christine will assume President Duties along with Treasurer. **Board voted in favor 3-0.**

**Next Meeting**

- Kathy-Lawns and driveways
- Marilyn Newkirk – Siphoning of gas, yard, Voting of Janine to the Board.
- Current Financial Report
- ACC violations-send letters
- List of outstanding HOA dues-send letters
- Permanent garbage cans for park and retention ponds
- Drain grate for retention pond on Red Fern Ct SE
- Neighborhood watch update
- Lawn Maintenance next to:14941 105<sup>th</sup> Avenue SE
- Lawn Maintenance for vacant house corner of Brighton next to retention pond
- Neighborhood BBQ
- Lawn Maintenance Contract to Vic's Quality Lawn Care
- Tree replacement status
- Sprinkler maintenance
- Approval of May meeting minutes
- Approval of Newsletter from Board prior to disbursement



Next meeting is June 4, 2007 at 7 pm at: 10411 Red Fern Ct SE

Meeting adjourned at 8:40 PM

Respectfully submitted by Alison Brackett

NISQUALLY MEADOWS HOA  
MEETING MINUTES

June 4, 2007

Present: Christine Prather, Erik Dilg, Alison Brackett, Janine Mathis

Meeting Observers: Rob Mendel, Marilyn Newkirk, Kathy Fields, Mona Graham, Brianna Walters

Called the June 4, 2007 meeting to order at 7:15 PM.

**Agenda**

- Current Financial Report: \$10711.60 checking, \$327.42 savings
- Kathy-Lawns and driveways: ACC will address and list of letters issued will be put in meeting minutes
- Marilyn Newkirk – Siphoning of gas, yards, Voting of Janine to the Board, request to be in charge of organizing the garage sale next year.
- Current Financial Report
- **ACC violations will be sent to the following addresses:**
  - ✓ 10429 Brighton St SE: Storage shed/vehicle maintenance
  - ✓ 10433 Brighton St SE: Vehicle storage/maintenance
  - ✓ 10412 Brighton St SE: Animal nuisance
  - ✓ 10408 Brighton St SE: Trash/recycling containers
  - ✓ 15216 105<sup>th</sup> Ave SE: Animal nuisance
  - ✓ 10418 Brighton St SE: Vehicle storage/maintenance
  - ✓ 10435 Brighton St SE: Vehicle storage/maintenance
- List of outstanding HOA dues, letters will be sent: **27 outstanding payments, 1 NSF**
- Permanent garbage cans for park and retention ponds discussed, will be further looked at for park once all dues are current.
- 2 drain grates for retention pond on Red Fern Ct SE: Cost is \$500.00: **Board Approved 4-0**
- Water in common areas maintained by the Association was turned on again 6/1/07
- Neighborhood watch update from Rob Mendel included: June 4<sup>th</sup>, 2007. Met at the playground from 7:00-7:30 pm, 14 people signing up, meetings will occur every 45-60 days at location to be determined.
- Water turned on 6/1/07
- Lawn Maintenance next to: **14941 105<sup>th</sup> Avenue SE**, homeowner is requesting the track next her home be maintained by the Association. The Board decided it would mow for the next month while the request was further reviewed. The homeowner has indicated that the track has always been mowed next to her home.
- Lawn Maintenance for vacant house corner of Brighton next to retention pond: As of the date of the meeting, it had been mowed.
- Neighborhood BBQ: **August 25<sup>th</sup> in the park on Red Fern Ct SE, time to be determined**
- Lawn Maintenance Contract to Vic's Quality Lawn Care: Erik will take care of
- Tree replacement status: **1 tree on the corner of Brighton/105<sup>th</sup> replaced. The remainder of the trees in the development that need to be replaced will be replaced in Fall 07/Spring 08.**
- Sprinkler maintenance: Christine will contact Lawn Pro's.
- Approval of May meeting minutes: **Board Approved 3-0**
- Approval of Newsletter from Board prior to disbursement: **Board agreed to review prior to disbursing.**



## **Next Meeting**

- Current financial report
- Approval of June meeting minutes
- Discuss playground rules
- Bolt in bench and garbage can for park
- Response to 15048 105<sup>th</sup> Ave SE retention pond letter
- Discuss easement issue and make formal Board decision for 14941 105<sup>th</sup> Avenue SE
- Status of Sprinkler repairs
- Signed lawn maintenance contract for file
- Status of grates for retention pond on 105<sup>th</sup>/Red Fern Ct
- List of remaining outstanding HOA dues: follow-up letters to be sent after August meeting
- Discuss Neighborhood BBQ and informing all neighbors
- Changing annual dues to March
- Timely responses to emails from HOA members

Next meeting is July 9, 2007 at 7 pm at: 10411 Red Fern Ct SE

Meeting adjourned at 9:05 PM

Respectfully submitted by Alison Brackett

Due to the recent resignation of our ACC Chair person Erik Dilg and secretary Alison Bracket, The President and Vice President had to hold an emergency meeting to gather board members to help us help us to prepare for the up coming annual meeting.

Thank you all for your interest in joining the board, we really appreciate you and your willingness to help us.

At 9.54am 12th of October 2007 the meeting was called to order.

At 9.57am 12th of October 2007 the following people were voted into the Nisqually Meadows HOA 2 - 0

Brett Shankle - ACC

Mona Graham - Secretary

Brianna Walters - Treasurer

We also agreed to have Mona Graham head up the nomination committee for the 2007 elections. 2-0

Meeting adjourned at 10.04am

*ARTICLE V*

*SECTION 3: Removal Any Director may be removed from the Board, with or without cause, by a majority of all the Members of the Association. In the event of death, **resignation** or removal of a Director, **his successor shall be selected by the remaining members of the Board and shall serve for the unexpired term of his predecessor.***

NISQUALLY MEADOWS HOA  
MEETING MINUTES  
July 9, 2007

Present: Christine Prather, Erik Dilg, Alison Brackett, Janine Mathis (late)

Meeting Observers: Rob Mendel, Staci Dilg

Called the July 9, 2007 meeting to order at 7:10 PM

**Agenda**

- Current Financial Report: \$10685.90
- List of outstanding HOA dues will be updated at August meeting and determination of fines and liens will be discussed.
- Lawn Maintenance next to: **14941 105<sup>th</sup> Avenue SE. Will not be maintained by Association. Email response will be sent to homeowner's email request. Board Voted 3-0**
- Neighborhood BBQ: **August 25<sup>th</sup> in the park on Red Fern Ct SE, 1-4 PM**, will request RSVP for estimate via email of number of people- email and mailbox postings.
- Lawn Maintenance Contract to Vic's Quality Lawn Care: Not yet signed and in file
- Approval of June meeting minutes: **Board Approved 3-0**
- Response to 15048 105<sup>th</sup> Ave SE retention pond letter-Not yet
- Status of Sprinkler repairs/estimate
- Status of grates for retention pond on 105<sup>th</sup>/Red Fern Ct – Erik needs additional jet set for concrete repair.
- Changing annual dues to March: **Do not have majority vote, dues will remain due in January-see Association Covenants and Bylaws(correction to March 2007 newsletter)**
- Timely responses to emails from HOA members- **Email Nisqually\_meadows@yahoo.com for responses and tracking of emails. Board member emails removed from Newsletter and website listings link to Nisqually\_meadows@yahoo.com**
- Janine has concerns about wetland at the end of 105<sup>th</sup>. Discussed and decided that this is a City of Yelm issue.
- Post playground rules on website for comment
- Suggestion to have Maple Park provide service for Association website.

Next meeting is August 13th, 2007 at 7 pm at: 10411 Red Fern Ct SE

Meeting adjourned at 8:45 PM

Respectfully submitted by Alison Brackett

## **Next Meeting**

- Treasurer Report
- Home Owner dues status: Remaining outstanding dues, final letters to be sent with explanation of fines/liens, homeowners addresses to be posted in the minutes.
- Response to 15048 105<sup>th</sup> Ave SE retention pond letter
- Formal Board decision for 14941 105<sup>th</sup> Avenue SE easement sent by Association President?
- Status of Sprinkler repairs – Estimate
- Signed lawn maintenance contract for file
- Bolt in bench and garbage can for park
- 2nd grate installed in retention pond
- Neighborhood BBQ set for Aug 25<sup>th</sup> 1-4 PM. Notify neighbors via mailbox posting and email. Request response to determine amount of food to purchase by 8/22/07
- Playground rules email to home owners for input
- City of Yelm water bill and post office box-late
- Board appointments are for 1 year, 11/15/03 Amendments were rescinded 12/6/05
- Tracy Scotts request to post Realtor business of website
- Mona Graham email – Send email response from HOA email
- Neighborhood Watch Update: email to Home Owners
- Janine's flyer of attempted kidnapping
- Replacement of Neighborhood Watch sign at South Entrance

NISQUALLY MEADOWS HOA  
MEETING MINUTES  
August 13, 2007

Present: Christine Prather, Erik Dilg, Alison Brackett, Janine Mathis

Meeting Observers: Rob Mendel, Brianna Walters, Mona Graham

Called the August 13, 2007 meeting to order at 7:15 PM

**Agenda**

- Current Financial Report: \$10541.60 checking, \$328.25 savings
- List of outstanding HOA dues will be updated September meeting and lien notices will be sent to home owners with outstanding dues.
- Approval of August meeting minutes: **Approved 4-0**
- Response to 15048 105<sup>th</sup> Ave SE retention pond letter-Not yet
- Status of Sprinkler repairs/estimate: Erik Dilg, Jim Prather, and Vic, the lawn care guy will fix. Lawn Pros estimated \$600.00
- Entrance trees were pruned on Brighton by Voc the lawn care guy.
- Leaning and dying trees at retention pond on 105<sup>th</sup> will not be pulled at this time. They are maintaining the hill side at this time. – In the future, this will need to be addressed.
- 1 of 2 of grates for retention pond on 105<sup>th</sup>/Red Fern Ct have been fixed– Rocks need to be removed before additional grate can be fixed
- Timely responses to emails from HOA members- **Email** [Nisqually\\_meadows@yahoo.com](mailto:Nisqually_meadows@yahoo.com) for responses and tracking of emails. Board member emails removed from Newsletter and website listings. Email the Board @ [Nisqually\\_meadows@yahoo.com](mailto:Nisqually_meadows@yahoo.com)
- Email sent to neighborhood regarding playground rules
- Tracy Scotts request regarding posting real estate business on HOA website was authorized and she was referred to the webmaster
- Emails are sent to HOA website if rec'd. Personal emails are removed from Newsletter as discussed at prior HOA meeting
- Rob Mendel was approved to provide Neighborhood Watch information. Rob is free to organize a program and run at his discretion, it is not under the Association or Board during the remainder of its term.
- Request for replacement of Neighborhood Watch sign at South Entrance on 105<sup>th</sup> that is missing. \$60 cost, catalog was given to Association.

Next meeting is September 10, 2007 at 7 pm at: 10411 Red Fern Ct SE

Meeting adjourned at 9:15 PM

Respectfully submitted by Alison Brackett

NISQUALLY MEADOWS HOA  
MEETING MINUTES  
September 10, 2007

Present: Christine Prather, Erik Dilg, Alison Brackett, Janine Mathis

Meeting Observers: Tracy Scott, Mike Scott, Marilyn Newkirk, Ray Newkirk, Rob Mendel, Mona Graham, John Newcomb, Staci Dilg, Brianna Waters, Sean Deering, Michelle Reynolds

Called the September 10, 2007 meeting to order at 7:05 PM

**Agenda**

- Approval of August meeting minutes: **Approved 3-0**
- **Erik resigned as Architectural Control Committee Chair effective 9/10/07**
- Removal of Erik Dilg and Scott Mathis from homeowner's association checking account with Twin Star (**Account 155417900**). **Voted and agreed upon, 3-0**
- Association members expressed their concerns about members on the Board of Directors that were not record owners of a residential lot within the community. It was decided that the Board would contact the Attorney and report at the Annual meeting the outcome of the concerns raised.

Next meeting is the **Annual meeting, date, time, and location to be determined.**

Contact Nisqually\_Meadows@yahoo.com with your agenda item.

Meeting adjourned at 8:10 PM

Respectfully submitted by Alison Brackett