

2016 Nisqually Estates Annual Homeowner's Association (HOA) Annual Meeting Minutes in October 15th, 2016

Board Members Present: Rebekah Jordan, Rebecca Eller, Rob Mendel, Steve Jasper, Frank Symanki

1. Meeting opened: **9:30 at Yelm Prairie Hotel**

2. Introduction of Current Officers:
 - a. President- Rob Mendel
 - b. Vice President - Frank Symanki
 - c. Treasurer - Rebekah Jordan
 - d. Secretary - Steve Jasper
 - e. Board Member at Large (ACC Chairperson) - Rebecca Eller

3. Nominations and Elections to the Board of Directors

4. **Financial Report**
 - a. Account Balances -as of 10/13/16
 - Savings Account: \$10,030.10
 - Checking Account: \$22,137.40

b. 2017 Budget Below:

Income from Dues:	\$21,600.00	\$180.00 for 120 homes
Expenses:		
Lawn Care (not including weather damage)	\$8,880.00	\$740/month for 12 months
City of Yelm Water	\$1,740.00	\$290.00/month for 6 months
Irrigation System (Annual Weatherization and Spot Repairs)	\$600.00	
Insurance (General Liability, D&O, Umbrella)	\$2,900.00	
County Treasurer/Auditor (Taxes/lien filings)	\$950.00	
Bank Fees (Returned checks/ordering checks)	\$180.00	
Office Supplies	\$300.00	
Web Page (Domain, Hosting, Support, etc.)	\$270.00	
Professional (Attorney/Accountant/SecState)	\$2,500.00	

USPS (PO Box, Postage for correspondence)	\$320.00
Reserve: Long Term Maintenance and Capital Improvements (i.e. Park Improvement, Fence Repair in Common Areas, Irrigation, etc)	\$2,960.00

Total Expenses: \$21,600.00

c. Dues for 2017 are \$180.00.

5. **Architectural Control Committee - ACC Report**

a. Seeking assistance with the ACC committee - several volunteers were added to this committee to meet at a later time and discuss how to move forward.

6. **Old Business**

- a. Corporation Status.
- b. Taxes.
- c. Insurance.

7. **New Business**

- a. Community Park Status. - Committee being formed to do this work
- b. ACC Concerns (Garbage/Yard Waste Receptacles, RV/Trailer Parking, Yard Maintenance, etc).
- c. Review of Yard Sale. Feedback for Next Year.
- d. Announcement of Board of Directors Election Results.

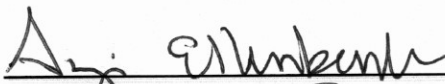
8. **Open Forum for Comments and Questions:**


- a. Dog doo stations- Some owners are interested in this. However concerns of who will maintain them, garbage cans possibly needed, who will maintain that.
- b. Outgoing mail box - Issues with mail being taken by mailman. Some homeowners showed interest in getting a box with the outgoing mail slots.

9. Next HOA Meeting will be held immediately following

10. Meeting Closed at 11:00 am

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





Minutes for October 15th, 2016 Nisqually Estates Homeowner's Association (HOA) Board Meeting

Board Members Present: Rebekah Jordan, Rebecca Eller, Angie Ellenbecker, Steve Jasper, Frank Symanki

Board Members Not Present: None

Other Homeowners Present: Rob Mendel

1. Meeting opened: **11:15 am at Yelm Prairie Hotel**
2. A motion was made and seconded to formally approve have Angie Ellenbecker become a board member. **Approved 4-0**
3. **New Business**
 - a. Transition of Board Roles:
 - i. Rebekah Jordan President
 - ii. Rebecca Eller - Treasurer
 - iii. Frank Symanski - Vice President
 - iv. Angie Ellenbecker - Secretary
 - v. Steven Jasper - ACC
 - b. Need Transition Bank account, post office box, UPS account out of Rob Mendel's name
 - c. Chamber of Commerce
 - d. Lawn Pro update
4. Next HOA Meeting will be held November 7th 6:30 at 10420 Red Fern Ct
5. Meeting Closed at 11:37

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

