

Minutes for January 30th Nisqually Estates Homeowner's Association (HOA) Board Meeting

Board Members Present: Rebekah Jordan, Rebecca Eller, Angie Ellenbecker, Steve Jasper, Frank Symanski via phone in

Board Members Not Present:

Other Homeowners Present: Amanda Davis, Rob Mendel,

Guests: Rebecca Vargas, Oscar Contreaz, Kristi Colt, Melissa Worthington Kathy Fields, Jamie Dover,

1. Meeting opened: **6:30 at 10415 Red Fern Ct SE**

2. **Approval of Previous Board Meeting Minutes by Angie Ellenbecker**
 - a. A motion was made and seconded to formally approve **11/7/16** Board meeting minutes. **Approved 5:0**

3. **Financial Report by Rebecca Eller**

Financial Status (Account Balances and Anticipated Expenses)

 - i. Savings (Reserve) **\$10,210.12** Checking **\$35,561.67** as of 1/27/17. Bring last banking statement
 - ii. Major anticipated expenses:
 1. Lawn Pros \$842.43/mo: on auto pay
 2. Yelm Water: we were given a refund of \$270
 3. Other expenses or deposits besides dues: ?
 - b. 2017 Dues Status (# of lots paid out of 120): **116** out of **120** as of 1/30/2017
 - c. Late notices have gone out with finance charges on: 1/16/2017 for 8 homeowners
 - d. Lien status (Total # of Liens, # of Properties with Liens): 0 liens on 0 lots, no change - new liens will be done after February 1st.
 - e. Yelm Chamber of Commerce - \$250 a Year, did not renew due to cost factor vs benefits
 - f. Paid the Secretary of State -\$10
 - g. Paid the Lawyers: \$750

4. **Architectural Control Committee - ACC Report by Steve Jasper**

Committee Members: Melissa Worthington, Kathy Fields, Amanda Davis

 - a. Plans submitted: New roof
 - b. Observations and Violations: Holiday decoration notice needs to be out on Facebook

Minutes for January 30th Nisqually Estates Homeowner's Association (HOA) Board Meeting

- c. Fines: No fines in progress.
- d. New Committee Member Interest: one interested homeowner, sick and was unable to make it today
- e. HOA Leader.com - Contacted them to add new ACC members
- f. Kathy Fields would like to be removed, Jamie Dover will take her place. It was motion and seconded. All board members voted in favor.

5. Old Business

- a. ACC House Painting Notices Update: Rebecca Eller - Tabled for March
- b. Outgoing Mailbox Project from Annual Meeting, Replacing mailboxes: Tabled until more information is available. Rebekah Jordan working on it.
- c. Progress of turning over HOA to new board
- d. Done are: Banking at TwinStar, UPS Store Account, Post Office, Email Accounts, File Cabinet, State Farm Insurance, Attorney.
- e. Not Finished: Website and Facebook
- f. Dog Doo Stations- need to look into cost and upkeep. Looking at this from a health and safety issue. -Amanda will look into
- g. Homeowner Lot #111 Rigel asking for dispensation on HOA Dues for security light. Homeowner association paid for the lights and an electrician to install. If they want to turn off the light. Motion no reduction on HOA: First by Steve, seconded by Rebecca Eller, Vote 5:0. Letter sent to homeowners. No comment from Rignels.
- h. Speed in neighborhood. Speed bumps maybe? Let's look at some ideas. Possible curve ins, Your speed signs that are solar powered. White stop lines repainted. Contact department of public works. Update? 3-D Lines? Working on that. We might put that in the park committee. Possibly do temporary. Amanda will look into this.
- i. Time limit on noise is 9:00pm- 7:00am.
- j. HOA Gifting For needy family Vicky leading and working with Rob. Report by Amanda Davis. Thanksgiving Rob helped with baskets and we did 3-4. Christmas one family was picked. Toys and food were purchased. Food Co-op helps run the Thanksgiving one. Three or four families in neighborhood helped.

6. New Business

- a. New Bank account- looking for someone who works more with our needs. Twin Star charges 75 cents a deposit for mobile deposit. Rob recommended America's credit Union. We would like a merchant payment availability. Possible use of quare. Would like newer services. Rebecca Eller and Rebekah Jordan will research. Quickbooks does offer ACH and allows. Will send out reminders and

**Minutes for January 30th Nisqually Estates Homeowner's
Association (HOA) Board Meeting**

late fees automatically. This would be a streamline system. \$15 each month, but \$30 each billing months. .85 cents for each transaction outside of the \$30 deposit month. Rebekah has been looking at discounts. Motion made to use quickbooks.

7. Open Forum for Comments and Questions:

- a. Kristi Colt, Luke & Vicki Lisa, Melissa Worthington, Tessa Novac, Rebecca Eller are park committee. Next meeting: Feb 27th @ 10415 Red Fern CT SE, 6:30pm.
- b. Rebecca Vargas will help
- c. Can we do a break off page for buy/sale? Amanda will look into that.
- d. What is the progress on the dog doo stations?
- e. Do we have a garbage can for dog doo?
- f. Email from PSE- Emailed HOA and are asking if we have any problem for door to door.
- g. Orange stray cat

8. Next HOA Meeting will be held

Proposal: Monday, March 20, 2017 @ 6:30 PM, 10415 Red Fern CT SE

9. Meeting Closed at 7:38pm.

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

Rebecca Eller
Angi Eller

**Feb 12, 2017 Nisqually Estates Homeowner's Association (HOA)
Executive Board Meeting Minutes**

Board Members Present: Rebekah Jordan, Rebecca Eller, Angie Ellenbecker, Frank Symanski

Board Members Not Present: Steve Jasper

Guests: None.

1. Meeting opened: **4:30 at 10415 Red Fern Ct SE**

1. **New Business**

a. A motion was made and seconded to accept Steve Jasper's resignation of ACC role on board. **Approved 4:0**

b. Transition of Board Roles:

- i. Rebekah Jordan President
- ii. Rebecca Eller - Treasurer
- iii. Frank Symanski - Vice President
- iv. Angie Ellenbecker - Secretary
- v. open - ACC

2. A motion was made and seconded to formally approve and create a new web page and **approved 4:0**


3. A motion was made and seconded to formally approve for Amanda Davis to take the ACC position **approved 4:0**

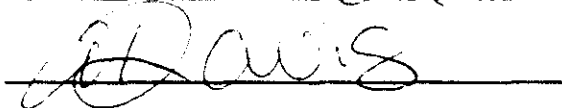
4. A motion was made and seconded to create new HOA facebook page. **Approved 4:0**

5. A motion was made and seconded to create new email accounts for HOA board.
Approved 4:0

Meeting Closed at 5:30pm.

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





Minutes for April 3rd, 2017 Nisqually Estates Homeowner's Association (HOA) Board Meeting

Board Members Present: Rebekah Jordan, Rebecca Eller, Amanda Davis, Frank Symanki

Board Members Not Present: Angie Ellenbecker,

Other Homeowners Present: Rob Mendel, Melissa, Kathy Field

Guests: Izzy

1. Meeting opened: **6:30** at 10415 Red Fern CT SE
2. No motion was made and seconded to formally approve **January 30th** Board meeting minutes as they were unavailable .
3. **Financial Report**
Savings 10,185.90
Checking 33,453.57
Timberland - no notes with mobile deposit; no mobile deposit costs
ACU can have homeowners pay there; no mobile deposit costs
4. **Architectural Control Committee - ACC Report**
Mccall new roof, AC unit, trailer for moving
Fence down 15307 105th - contact homeowner
Park: 10,453.30
Install: 3500
Check on insurance:
Low water bushes
Garbage cans:
Yellow vehicle in Kaminskis rental: corvette
5. **Old Business**
6. **New Business**
Annual Yard Sale June 2,3,4
7. **Open Forum for Comments and Questions:**

8. Next HOA Meeting Tentatively May 21 7:30am
9. Meeting Closed at 8:24pm.

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

Rebecca Ellis

Davis

Minutes for May 21, 2017 Nisqually Estates Homeowner's Association (HOA) Board Meeting

Board Members Present: Rebekah Jordan, Rebecca Eller, Angie Ellenbecker.,

Board Members Not Present: Amanda Davis, Frank Symanki

Other Homeowners Present: Kathy Field, Jamie Dover, Rob Mendel, Melissa Worthington

Guests:

Meeting opened: **7:30 at 10415 Red Fern Ct SE**

A motion was made and seconded to formally approve **January 30th and April 3rd** Board meeting minutes. **Approved 3:0**

Financial Report

- Savings Account: \$10,186.16
- Checking Account: \$31,198.87
- Liens - 2 places on homes for dues unpaid
 - 10405 Brighton -Received an inquiry from Chicago Title for \$588.53
 - 10408 Brighton

Architectural Control Committee - ACC Report

- Fence for ACC 10438 Brighton St
- Ask for an Ok on the roof 10414 Brighton St
- ACC drive around Monday March 1st. 21 homes were on watch list.
- Fence Issues with a few homes
- Chicken coop issue
- Jamie Dover will look up hutch (chicken & Rabbit) city ordinance rules
- No formal complaints at this time
- Motorbikes driving in the streets by Rob's house
- Remind about trail traffic

Old Business

- Movie in the Park quotes-
 - Puget Sound Entertainment - \$500 for 6 by 8 Metal Frame projector, sound system, set up. Just just projector cost

- Fun Flicks 12x9 \$800 with blow up screen
- Rebecca Eller with talk to JBLM
- Park: Log for park will be turned for the Tic Tac Toe Rebecca Eller will be painting rocks for the Tic Tac Toe board but may be using something different. Installer for park equipment needs to come out. Rebecca Eller will send Rebekah Jordans the installer info. Information will be brought to general membership once all the quotes and design information is gathered via email, Facebook, and webpage.
- Yard Sale - June 2nd-4, 8am-5pm but can open earlier or stay open later. Add will be posted in the paper. It will be posted on the FB pages. into reader board announcement of Yard Sale

New Business

- New board member needed for July
- New email: hoa@nisquallymeadowshoa.com, Facebook [@nisquallymeadowshoa](https://www.facebook.com/nisquallymeadowshoa). and Website: www.nisquallymeadowshoa.com
- Issues with mail has been cleared up. Re-keyed the box.
- PO Box has been renewed and insurance for State Farm paid up through the year

Open Forum for Comments and Questions:

- Next HOA Meeting will be held July 9th @ 7:30
- Meeting Closed at 8:23

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

Rebecca Eller
Davis

June 1st, 2017 Nisqually Estates Homeowner's Association (HOA) Informational Meeting Minutes

Board Members Present: Rebekah Jordan, Rebecca Eller, Angie Ellenbecker,

Board Members Not Present: Frank Symanki, Amanda Davis

1. Meeting opened: **Time: 5:15 at 10415 15216 105th Ave SE**

2. **Finances**

- We currently have Checking: \$31,141.23
- Savings: \$10,186.43
- Bills:
 - Lawn pros \$6,500 for rest of years,
 - Water bill - \$900
 - Annual Meeting - \$300
 - No other monthly due
 - \$ 23, 441.21 excluding misc expenses in checking, not touching savings.
 - After the mailbox expense: \$14,141.23 in checking,

3. **New Business**

- All information on new mail boxes was sent to each board member via email. Voting will happen via email
- Getting 6 sixteen boxes and two twelves. \$11,024.76
- Keys sent to us a week in advance so we can assign the boxes and give out all the keys Prior to.
- Label will be giving to each homeowner and then they will need to stick it where it belongs
- B& K will take away the old boxes and install the new ones.

Meeting Closed @ 5:45pm

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

Minutes for July 9, 2017 Nisqually Estates Homeowner's Association (HOA) Board Meeting

Board Members Present: Rebekah Jordan, Rebecca Eller, Angie Ellenbecker, Frank Symanski, Amanda Davis

Board Members Not Present:

Other Homeowners Present: Kathy Field, Jamie Dover, Rob Mendel, Melissa Worthington, Stephanie Lewis, Kevin Bramun

1. Meeting opened: 7:30 pm at 10415 Red Fern CT SE
2. A motion was made and seconded to formally approve board meeting minutes from 10/15/16, 11/7/16, 1/30/17, 2/12/17, 4/3/17 meetings, as there was a request for changes to the notes by a homeowner, Rob Mendel. (5:0)
3. A motion was made and seconded to formally approve the May 21st, 2017 Board meeting minutes. Approved (5:0)
4. A motion was made and seconded to formally approve the October 15th, 2016 Annual Members meeting minutes. Approved (5:0)
5. Financial Report
 - Savings Account: \$7,186.62 as of 7/6/17
 - May 31 \$0.27 Annual Percentage
 - June 5 \$3,000.00 Transfer to Checking (pay for mail boxes)
 - June 30 \$0.19 Annual Percentage
 - Checking Account: \$23,818.80 as of 7/6/17
 - May 24 \$20.50 Newspaper (annual yard sale advertisement)
 - May 25 \$3.23 Walmart (Tape to hang flyers)
 - May 25 \$33.91 UPS (lamine flyers)
 - June 05 \$3,000.00+ Transfer from Savings
 - June 06 \$2,380.00 Mailboxes
 - June 06 \$7,100.00 Mailboxes
 - June 20 \$842.43 Lawnpros
 - Pending \$1,157.70 Mailboxes
 - Tomorrow two checks will be deposited for \$250 each for homes that sold. They are not reflective on the checking account as of yet.
 - 10414 Brighton
 - 15407 105th
 - Water bill will be paid
 - Check will becoming for approximately \$1780 for the new mail boxes from our insurances. They send a check for the wrong amount. New on coming soon.
 - Liens - 2 placed on homes for dues unpaid - No change from 5/21/17 meeting
 - 10405 Brighton -Received Chicago Title for \$588.53, unpaid at this time
 - 10408 Brighton

minutes for July 9, 2017 Misquany Estates Homeowner's Association
(HOA) Board Meeting

6. Architectural Control Committee - ACC Report

Drive around on Tuesday June 20th

- Five homes with missing shingles
- Many homes that need to do some yardwork
- Garbage cans out - 23 homes
- Homes needed painting - 9
- Homes that need just trim painted - 8
- Home with trailer parked in the driveway - 1
- Several other misc issues such as parked truck that's broken down, basketball hoop in need of removal or repair, fence boards need of repair at a few houses.
- Two requests verbally about chickens and bunnies. Can have 3 chickens in a specific kind of coop. Off property lines
- Two roof repairs, shed, AC unit, paver project were sent in for approval.
- Melissa said she will look into if city will remove hornets/wasps still.
- Rat problems have been reported near houses with chickens.

7. Old Business

- All information on new mail boxes was sent to each board member via email. Voting happened via email - the Board voted 6-0 to replace all mailboxes; 6-16 box stands and 2-12 box stands. \$11,024.76. Insurance paying \$1800 approx.
- B&K Mailbox Company will take away the old boxes and install the new ones; post office will supply the master lock's; new mailbox map was done by HOA and approved by the post office.
- Mailboxes installed and new keys were given out on June 26th. Still awaiting the keys from Washington DC for the parcel boxes due to thieves having a counterfeit key.
- B&K Mailboxes ordered the new numbering system for parcels requested by the post office which is due to arrive next week.
- Check for the mailboxes was received from the insurance company but the amount did not match \$100 short. They are sending a new check due to a clerical error.
- All keys were given out except 4. Doors were knocked on and tried to deliver to those families without success.
- Park improvements are put on hold until the new budget is done.
- Water was turned on for the HOA on June 9th.
- 4th of July went well - most of the mess was cleaned up - no complaints

8. New Business

- STP bike ride is coming on July 15/16th. (Next weekend) Most riders will come through the trail on Saturday July 15th. Rider handbook posted to HOA Facebook Page. Yelm City Park is an official stopping spot. Police will not direct traffic for our neighborhood. Last year our area was really busy late morning early afternoon on Saturday. There is a website one can look on to see progress of the racers. Kevin will look at work schedule and see if he can help and he will talk with Amanda Davis.

**minutes for July 9, 2017 Nisqually Estates Homeowner's Association
(HOA) Board Meeting**

- We will be losing Rebecca Eller, Treasurer August 9th; we will be replacing her at the annual meeting and will be seeking nominations for the Board positions. Turned in resignation letter to board. There was a motion to accepted Rebecca's Eller's resignation. Approved 5:0
 - Pro's/cons are being asking about of board members being on the board and are not living in neighborhood but own a home. Frank is willing to call and chat with those who have questions. Rebecca has asked for permission and give Franks number. Rebecca did encourage them to come to a meeting. Told them it's in the ACC rules.
9. Open Forum for Comments and Questions:
- What is the general meeting?
 - We will have the meeting at the police station mid October. We go over the budget and vote on items that pertain to the neighborhood.
10. Next HOA Meeting will be held Sunday September 10th 7:30pm
11. Meeting Closed at 8:25pm.

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

Nisqually Estates Homeowner's Association (HOA)

Board Meeting Minutes

September 10th, 2017

Observations and Violations: two drive around have been done, with a total of 14 first time courtesy notices being sent out, of those 4 second courtesy notices were sent, and now have 3 houses have gotten violations if not corrected.

Notices include:

Yard maintenance

Garbages Cans

Debris in yard

Trailer in Driveway off and on

Trim Paint

Disabled Vehicles x2

2 houses are reported to have chickens but we have been unable to confirm - letter was sent as an inquiry.

5. Old Business

- Rebecca Eller was removed from the bank and post office. Key was given to Angie Ellenbecker. Rebecca was removed from the google drive.
- There were two deposits made of \$250 each for houses sold.
- The Board sought nominations for next year's Board of Directors through email, flyers, Facebook and the HOA website. The message was posted/transmitted on August 14th in order to give homeowners at least 30 days to submit their names if interested
- The Board established the date and location for this year's Annual Meeting. It will be held on Saturday, October 14th, 2017 at Yelm City Police Department, 1:00 -- 2:30 **Approved 5-0 via email.**

6. New Business

- Budget for 2018. A motion was made and seconded to formally accept the budget **Approved 4-0**
- Proposing to raise the dues by \$9. This would require a vote by the homeowners.
- Water has increased, liability insurance has increased, we had mail box fees, and lawn pro's increased the fees. We will need to look at some fencing and grates as well.
- Frank has agreed to look into rates for lawn care to see if we can get competitive bids.
- Move \$ 7,000 from checking to savings. A motion was made and seconded to formally move to savings. **Approve 4-0**
- So far there are 5 names on the ballot. We will collect names until Sept 13th, 5:00pm.

Nisqually Estates Homeowner's Association (HOA)

Board Meeting Minutes

September 10th, 2017

Board Members Present: Rebekah Jordan, Angie Ellenbecker, Frank Symanski, Amanda Davis

Board Members Not Present: N/A

Other Homeowners Present: Jamie Dover, Rob Mendel, Melissa Worthington

Guests: N/A

1. Meeting opened: **Time 7:30/at 10415 Red Fern Ct SE**

2. A motion was made and seconded to formally approve **July 9th, 2017** Board meeting minutes **Approved (4:0) pending bank account**

3. **Financial Report**
 - Checking account balance is currently \$20,292.21 as of 8/31/17
 - Will deposit \$1,767.06 from State Farm for mailboxes & \$250 for transfer fee
 - 8/22 Lawnpros \$842.43
 - 8/19 HOA Leader \$9.99
 - 8/15 City of Yelm \$666.58 Water
 - 8/15 Sunbirds \$6.00 Mailbox numbers
 - 8/15 Lawnpros \$274.29 Repairs - Sprinklers
 - 8/14 UPS \$33.91 lamination
 - 7/21 Lawnpros \$842.43
 - 7/12 City of Yelm \$193.26 Water
 - 7/10 BK Mail Boxes \$1,157.70
 - 7/10 Deposits \$500 (two new houses sold)
 - Upcoming expenses:
 - Lawnpro's \$842.43
 - City of Yelm \$431.01
 - Annual meeting \$150.00 (approx)

 - Saving account balance is currently \$7,212.00 as of 8/31/17
 - 2 Liens on two properties for non-payment of dues.

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

ACC plans: House painting x2, fence repair, Dog complaint, roof replacements x3, adding gate at side of house, repainting trim and gables x2, staining of fence and 2 sheds.

Nisqually Estates Homeowner's Association (HOA)

Board Meeting Minutes


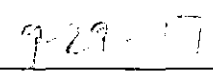

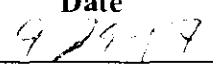
September 10th, 2017

- Need to seek new HOA attorney. The board will be seeking this out. **Approved 4-0**
- A motion was made and seconded to formally add Melissa Worthington to the board as Treasurer. Effective immediately.

7. Open Forum for Comments and Questions

- Concerns about rats shared at the meeting. Several homeowners have seen rats in the neighborhood.
 - Concerns about chickens and rabbits being in the neighborhood could be attracting rats.
 - Member asked about if a person must live in neighborhood to be a board member and was informed that one must be a homeowner and in good standing.
 - Send questions to Board for annual meeting you would like to address with Todd Chansel (police chief). He will be there to do a Q & A.
 - Issues with packages being in the wrong boxes. Re-numbering will be happening this week. They will number 1-14. If package is delivered and not picked up within 2 days then it will be returned to the post office. If boxes are full when they deliver they will deliver to the house.
 - Why did we need to build a new web site? Rob started a website with his personal funds and money when there was no HOA. The old site belongs to Rob not the HOA. The new website belongs to the HOA.
 - Concerns over the confusion of the websites and Facebook pages from old to new.
 - Homeowner is proposing to have vinyl to be added to options for fencing in ACC guidelines. HOA board will look into how to add to annual meeting. Informed member we will have to have a enough people to vote for this. Concerns over cedar and it's lifetime and the staining. This is a covenants that will need to be changed. We will need 30 voting homeowners to show to vote.
8. **Next HOA Meeting:** Annual Nisqually Estates HOA Meeting on Saturday October 14th at the City of Yelm Police Department at 1:00pm
9. Meeting Closed at 9:00

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

	
Signature	Date
	
Signature	Date

October 14th , 2017 Nisqually Estates HOA Annual Members Meeting Minutes

Board Members Present: Rebekah Jordan, Angie Ellenbecker, Frank Symanki, Amanda Davis, Melissa Worthington

Homeowners Present: Luke, Ken McCulloch, William Jordan, Jonathan Davis, Nathan Worthington, Bonnie Miller, Kathy Fields, Lynda Newcomb. Terry Kaminski, Richard Good, Rob Mendel, Vicki Lemke

1. Meeting opened: **Time 1:05 @ Yelm City Police Department**
 2. Checked for quorum and it was not reached
 3. Police Chief Todd Stencil was introduced
- How safe is the trail?
 - Not going to say it's completely safe but as far as data created from crime reported there is a low level of crime that happens on the trail.
 - Biggest issue seems to be homelessness of mentally ill that frequent that area.
 - They have a golf cart that is used to help patrol the trail but this program is ran by volunteers. They are in need of more volunteers. If you would like to help contact Todd Stencil at the police department.
 - Biggest thing we can do to help keep this area safe is call in ANY issues to 911. This data is used and collected to help determine how safe this area is and how much patrol happens.
 - Speeding Traffic on 507/neighborhood
 - They have two speed signs that are placed around the city to help with this issue. These signs can take pictures and collect data. Reports can be pulled and data is used. These signs are moved based on where the complaints of speeding is coming from. They also recently received a grant that allowed them to purchase solar panels for the signs so they will have a longer battery life.
 - Change for speed bumps, speed limits, stop lights goes through the Community Development Department and Chief Stencil recommended people attending the city council meetings and talk with them about changes they are wanting made.
 - Looking for volunteers to do crossing guard duty in front of Yelm High School and Ridgeline. Contact Christy Dehan with Yelm Community Schools if interested.

- Drug Activity
 - Yelm does have some issues. Chief stated there were three houses in Yelm that they are aware of for drug issues. They are hoping for more police officers. The mayor has proposed adding two more in his new budget.

- What can we do to help?
 - Report crimes and suspicious activity to the police. Call 911. If we report suspicious behavior in our neighborhood or community this gives them probable cause to stop someone and require them to answer questions. Without probable cause then the person in question does not legally have to speak with the officers. Calling issues in also allows them to track data. How many people are reporting an issue, how many different times an issue has happened at a household.

- Traffic in Yelm
 - Berry Valley Road will be having a back way into Yelm High School. They have gotten past the gofer issue and will be moving forward.
 - The bypass is going to be worked on in 2019.

- Other info
 - Chief Todd Stancil is willing to meet with you anytime just give him a call.
 - You can also reach him at the Yelm City Police Department Website. Look for the contact the Chief button and send a question. These questions go directly to him. He answers them.
 - Yelm will be participating in the Great American Shakeout. This is earthquake awareness.
 - If you want to receive Emergency Alerts sign up on the website. This service will call you if you live in an area that the Yelm Police Department feels necessary to let you know about an emergency in your area of the city that may affect you. Takes just a few minutes. Here is the link:
<http://public.alertsense.com/SignUp/public.aspx?regionid=1186>

4. A motion was made and seconded to formally approve **September 10th 2017** Board meeting minutes **Approved 5:0**

5. **Financial Report**

- a. Account balances 2017 Budget: Checking \$15,525,84 Savings \$14,187,19
- b. Dues are going up to \$189 for January of 2018. We have the lowest dues by far in the area and need to increase to keep up with inflation for cost of services such as lawn care of common areas, sprinkler system repair, insurances, attorney fees, ect.

- c. Expenses for the cost in water rose and in lawn care. For example our Lawn pro's contract increased by \$1229.16 this year. We are in the process of getting bids for our lawn care that included taking care of our sprinkler system, and maintaining retention ponds, Water has increased significantly this year. Water has been turned off in sprinkler system. Irrigation will happen next week.
- d. Mailboxes: Project is completed. The cost of mailbox replacement was \$11,024.76. Our insurance paid \$1767.06. If there are any issues with the mail boxes please let the board know right away as we have warranties until July of 2018.
- e. Insurance Claim on mail boxes may or may not create a raise in our price. They could not tell us at this time what would happen to our rates.
- f. \$7000 was approved to move to the savings account from checking, This is done to keep checking lower so that when money is needed to be added to the checking account the board must approve the move and the money to be spent.
- g. The 2018 budget was approved

Income from Dues:	\$22,680.00
Expenses:	
Lawn Care (not including weather damage)	\$10,109.16
City of Yelm Water	\$1,740.00
Irrigation System (Annual Weatherization and Spot Repairs)	\$450.00
Insurance (General Liability, D&O, Umbrella)	\$3,100
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)	\$2,300.00
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)	\$2,960.84

\$22,680.00

6. **Old Business**

- Mailbox Project Complete. Please let board know if there are any issues.
- Park Status update: This was brought to a halt due to replacing the mailboxes. The cost was significant so we paused on the park. This work will continue. We are looking for volunteers to be on this project committee due to many the original committee members moving away or not being able to continue the work do to time restraints. Homeowner wondering if we can use a product from Costco if it is commercial grade.

7. **New Business**

- ACC concerns
 - Garbage cans need to be removed from the street Monday evening please
 - RV/Trailer Parking issues have continued. Several are going to be fined at this point.
- Review of Yard Sale- Possible food vendors and fundraiser for park was suggested.
- Chickens, Rabbits, dogs
 - City of Yelm as determined that there are several violations of chickens, rabbits, and dogs in our neighborhood. There must be 20 feet in all directions around a chicken coop from your property line and a 25 feet for a rabbit hutch. City ordinance does not allow these two items to be up against a house or building. No homeowner may have more than three dogs on site even if you are dog sitting for someone else. Grant Beck from City of Yelm will be checking out compliance issues. His number is 360-458-8408.
 - Law firm - The board is seeking out new law firms to represent the HOA at this time.
 - No election took place due to lack of quorum.

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

- Who maintains the trail? Fir trees were cut and branches not picked up.
 - The city does.
- What do we do about trees that are causing cement damage?
 - City issue, HOA does not address this.
- Interested party to form a neighborhood watch group,
 - Ken McCullen is willing to lead this work but would love some volunteers to come forward

9. Meeting Closed at 2:40 pm

October 14th 2017 Nisqually Estates Homeowner's Association (HOA) Executive Board Meeting Minutes

Board Members Present: Rebekah Jordan, Melissa Worthington, Angie Ellenbecker, Frank Symanski, Amanda Davis

Board Members Not Present

Guests: None.

1. Meeting opened: **2:50 at Yelm Police Department**

1. New Business

a. Transition of Board Roles:

- i. Rebekah Jordan President
- ii. Amanda Davis - Treasurer
- iii. Angie Ellenbecker- Vice President
- iv. Frank Symanski- Secretary
- v. Melissa Worthington - ACC

b. Motion was made and seconded to accept the new roles. **Approved 5:0**

c. Discussion on fulfilling role responsibilities is essential so that the same people are not doing all the work.

Meeting Closed at 3:10pm.

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

Adendum -

- Frank Symanski resigned ^{via email} board ^{approved} ^{accepted via email}
- new Roles were created.

October 17th 2017 Nisqually Estates Homeowner's Association (HOA) Executive Board Meeting Minutes

Board Members Via Email Vote:


Rebekah Jordan
Melissa Worthington
Angie Ellenbecker
Amanda Davis


Board Members Not Present : Frank Symanski

1. Meeting done via email vote October 17, 2017
2. **New Business**
 - a. A motion was made and seconded to accept Frank Symanski's resignation of Secretary role on the board. **Approved 3:0**
 - b. A motion was made and seconded to formally approve for Linda Newcomb to take the Treasurer position **Approved 3:0**
 - c. A motion was made and seconded to formally approve **October 14th 2017 Annual Membership Meeting minutes** Board meeting minutes **Approved 3:0**
 - d. A motion was made to approve moving the HOA checking and savings account from TwinStar to Timberland bank.

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







December 2017 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 Present: Rob Mendel

Guests:

1. **Meeting opened: Time/ at 10415 Red Fern Ct SE**
2. A motion was made and seconded to formally approve **Executive** Board meeting minutes and the Oct 2017 Annual Membership meeting minutes . **Approved**
3. **Financial Report by Lynda Newcomb**
 - a. Financial Status (Account Balances and Anticipated Expenses)
 - i. Savings (Reserve) **\$14,187.06** Checking **\$18,889.06** as of **12/11/17** Bring last banking statement
 - ii. Major anticipated expenses:
 1. Lawn Pros \$842.43/mo: on auto pay/ **\$101.63**
 2. Yelm Water: \$2.10
 3. Other expenses: P.O Box rental - **\$94.60**/Stamps **\$19.60**/ Gift Boxes for Christmas Lighting - **\$50.00**
 4. Deposits besides dues: **\$500 - transfer fees**
 - b. 2018 Dues Status (**22** of lots paid out of 120): **22** out of **120** as of 12/11/2017
 - c. Late notices with finance charges on:
 - d. Lien status (Total # of Liens, # of Properties with Liens): 2 Liens on 2 lots; 1 lot has agreed to a payment plan starting in January
 - e. Secretary of State Filing for 2018 - \$10 was done on Nov 29th.
 - f. Tax Filing: to be done in Jan 2018
 - g. Lawyer: Angie working on this
4. **Architectural Control Committee - ACC Report**
Members: Staci Dilg, Jamie Dover, Melissa Worthington

- a. Plans submitted: 3 chicken plans, one was approved two were denied; railing removal was approved, hedge was denied, four roofs approved, porch enclosure
- b. Observations and Violations: Holiday decoration notice for Facebook
- c. House Painting Notices:
- d. Chicken Notices: two violation notices were sent - no reply. Second notice to go out.
- e. Fines: No fines in progress.
- f. New Committee Member Interest:

1. **Old Business**

- a. Holiday lighting contest: gift boxes, need to get the movie tickets, voting closes december 22

2. **New Business**

- a. Acceptance of Amanda Davis resignation: voted on via email on Oct 27, 2017
- b. Printing reimbursement for Board Members reimbursement of .10 per copy of approved office documentation.
- c. Park committee: library box (little libraries), swing (look at liability), ladybug/frog mounds, picnic table,
- d. Rob Mendel would like to be added to the ACC, will send an official email.

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

- 4. Next HOA Meeting will be held February 5, 2017 @ 6:30pm
- 5. Meeting Closed at 7:03pm

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

