

Nisqually Estates Homeowners Association (NEHOA)
Board Meeting Minutes
February 27th, 2023

Board Members Present: April Newman, Rob Mendel, Elena Pilor, and Melissa Worthington

Board Members Not Present: None

Other Homeowners or Guests Present: Lynda Newcomb, Nathan Worthington

1. **Meeting opened:** 6:30 pm 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 ByLaws 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.

***** Rules for meetings moving forward. We will go through agenda and will ask for questions no more interrupting

2. **Motions/approvals**

- A. Motion made by Rob, second by Melissa Jan. 3rd, 2023 through email to approve Jonathan Dansby as the ACC Chair board member. Approved 4:0
- B. Motion made by Rob Mendel, Second by April to approve December minutes with condition they are updated to reflect correct information. Approved 4:0
- C. Motion made by April Newman, second by Melissa to accept Jonathan Dansby's resignation from Board as ACC. Approved 4:0

3. **Financial Report:** - Elena

- A. Financial Status (account balances and anticipated expenses)
 - i. Savings (Reserve) \$39,470.25 and Checking (Operating) \$43,381.64 as of February 27th, 2023.
 - ii. Bank statements shown at this meeting: Nov-Dec 22, Jan 23
- B. Major anticipated expenses:
 - i. Lawn Pros: \$1,216.03 per month on AutoPay

- ii. Lawyer: 0 paid since last min.
 - iii. Insurance Renewal \$2,170.00 due March 2023
 - iv. Domain - \$74.10 good until Feb. 2026, Email - \$77.83 good until Feb 2024, Stamps/Labels - \$97.32
 - C. Deposits: Transfer Fees - \$0, Fines - \$50.00
 - D. Lien status (Total # of Liens, # of Properties with Liens):
 - i. Total liens 3-2 properties
 - E. Dues Status: 115/120 as of February 27th, 2023
- * Melissa went over the financial status for 2022.

4. Architectural Control Committee - Report by Rob Mendel,
Members: Staci Dilg, Linda Hill, and Corrine Wolford

- A. Drive around date(s): Feb 25, 2023
 - B. ACC Requests: 1 - Fence
 - C. Observations: 27, all courtesy notices. Bins, Leaves, Trailer, Parking, Yards.
- * ACC Guidelines -Solar Panels- What is required by Residential Building Code and International Fire Code.

5. Old Business

- A. Backflow Testing - to be conducted when water is turned on (est. mid-June).
- B. Detention/Stormwater Pond. April and Melissa met with 3 contractors; Catch All Environmental, Sustainable Ground, Storm pond Solutions. All said a wall is needed but had different locations and material. Still in the planning stage.
- C. Holiday Decoration Contest- 1st \$75 Gift Card 10343 Redfern Ct. Se, 2nd \$50 Gift Card, 15343 105th Ave Se, Participation Drawing \$25 Gift Card 15015 105th Ave Se

6. New Business

- A. Reserve Study - Will look into more, if Nisqually Meadows falls under the requirements, If required for our HOA we will need to choose the right one for us.
- B. Legal Representation- April and Melissa will seek out possible new legal counsel.

7. Open Forum for Comments and Questions: Questions were asked about the 2021-22 legal expenditures on legal expenses which seemed to greatly exceed the budgeted amount. A homeowner asked for an accounting of the legal expenses and what they were for.

Answer- Pathway Contract, Questions, Recording and Releasing Liens. Homeowner Issues/complaints.

8. **Next HOA Meeting**: Monday, April 24th, 2023 @ 6:00 pm via Google Meet

9. **Meeting Closed**: Time 7:26 pm

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

Esigned: April Newman 6/27/23

Esigned: Melissa Worthington 6/27/23

**Nisqually Estates Homeowners Association (NEHOA) Board
Meeting Minutes
April 24th, 2023**

Board Members Present : April Newman, Rob Mendel, Elena Pilor, and
Melissa Worthington

Board Members Not Present : None

Other Homeowners or Guests Present : Nathan Worthington, Mary Beth Zuker,
Linda and Justin Suina, Robyn Brandfas, Joe Brandfas, and Linda Gilcrease (Hill).

1. **Meeting opened** : 6:09 pm via Google Meets

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***** Rules for meetings moving forward. We will go through agenda and will ask for questions no more interrupting

2. **Motions/Approvals**

A. No motion was made to approve the Feb 27, 2023 minutes as some Board members had not yet had a chance to review the minutes.

B. Motion made by Melissa Worthington to move \$15,000 from the Operating (Checking) Account to the Reserve (Savings) Account. No Second. Motion **failed** .

C. Motion made by April Newman, second by Rob Mendel to have a Reserve Study conducted for the HOA. **Approved** 4:0 Decision on what Reserve Study company, as well as determining when to schedule the reserve study will be discussed at the next meeting in June.

D. Motion made by April Newman, second by Melissa Worthington to obtain bids for a geotechnical survey of soil conditions at the detention pond on south property line of 105th near Farwest to explore the feasibility of reinforcing the sidewalls. Per contractors, this is needed for them to be able to give an accurate estimate on the project. **Approved** 4:0

3. **Financial Report** : - Elena

A. Financial Status (account balances and anticipated expenses)

i. Savings (Reserve) \$39,502.16 and Checking \$40,381.64 as of April 24th, 2023

ii. Bank statements showed at this meeting: Feb 23, Mar 23

B. Major anticipated expenses:

i. Lawn Pros: \$1,216.03 per month on AutoPay

ii. Lawyer: \$0.00

iii. Insurance Renewal: \$2,170 paid in March 2023

C. Dues Status: 119 out of 120 paid as of April 24, 2023

D. Lien status (Total # of Liens, # of Properties with Liens): 3 liens, 2 properties

E. Deposits: \$250 violation fines

F. Miscellaneous: \$6.27 dues overpayment refund (has not been cashed), \$1.55 dues overpayment refund.

4. **Architectural Control Committee** - Report by Rob Mendel, ACC Chairperson

Members: Staci Dilg, Linda Hill, and Corrine Wolford

A. Drive around date(s): April 23, 2023

B. ACC Requests: 3 (All approved, shed, ducks, portable planters)

C. Observations: 18 total, 13 courtesy notices, 5 first violation notices w/fines

D. Detention Pond Grate Photos added to shared drive

5. **Old Business**

A. Backflow testing - to be conducted when water is turned on (est. mid-June).

B. Detention Pond Repair- Not able to obtain estimates from contractors for a potential repair of detention pond/Suina border without a geotech study completed first. The study will show where the stable soil is, how much moisture is in the soil which affects how much soil needs to be removed, and provides information from results on which material is appropriate for the repair. Price for geotech study is \$1500-\$3500. Melissa will be obtaining more estimates for geotech study.

C. Reserve Study - A reserve study is still a requirement by statute and the HOA will obtain renewed quotes to comply with the RCWs. All HOA owned assets were listed for homeowners in attendance to give them a better understanding of the discussion surrounding what a reserve study is, and what it is used for. A vote on the reserve study was conducted and the Board approved a reserve study (see motions above).

6. New Business

A. Detention/Stormwater ponds. Elena contacts the City of Yelm, to see who is responsible, and to verify the City of Yelms Storm Management plan agreement with the HOA.

B. Planning for Yard Sale - Sometime in June. Poll will be put up to get homeowners/residents a chance to vote on which weekend works best for them.

C. Request made by Rob Mendel to revisit Reimbursement for continuing education - a discussion was opened up to homeowners about the viability of reimbursing Board members for continuing education. No decision or vote was taken.

7. Open Forum for Comments and Questions : Open discussion was uncontrolled and resulted in adjourning of the meeting prematurely.

8. Next HOA Meeting : Monday, June 26th, 2023 @ 6:00 pm via Google

Meet **9. Meeting Closed** : Time 8:07 pm

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

Esigned: April Newman 6/27/23 Esigned: Melissa Worthington 6/27/23

Nisqually Estates Homeowners Association (HOA) Board Meeting minutes June, 26th, 2023

Board Members Present: Melissa Worthington, April Newman , Elena Pilor, Rob Mendel.

Other Homeowners or Guests Present: Anakaren Mounts, Cory & Amanda Ellis, Dalixa Roche Martinez, Linda Hill, Linda & Justin Suina, Mary Beth Zuker, Nathan Worthington, Joe & Robyn Brandfas, Nino Cintron-Ferrer,

1. Meeting opened: **Time 6:06 Pm Via Google Meets**

Announcement:

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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.

***** We will be using the Robert rules of Meetings- everyone should be on mute until called upon.

2. **Motions/approvals**

- A. Rob made the motion to approve February 2023 and April 2023 Meeting Minutes. Second by April. **Approved 4:0**
- B. Motion made by April to hire Quality NW Geo for \$2995.00, Second By Melissa **Approved 3:1**
- C. Motion made by April to hire Associate Reserves for \$790 Second By Rob **Approved 3:1**

3. **Financial Report:** - Elena Pilor

- A. Financial Status (account balances and anticipated expenses)
 - i. Savings (Reserve) \$39,535.17 and Checking \$37,426.33 as of June 26, 2023
 - ii. Bank statements shown: May 2023, April 2023,
- B. Expenses paid (withdraw):
 - i. Lawn Pros: \$1216.03/Mo: AutoPay
 - ii. Lawyer: \$1,650 paid, 2,000 +/- pending billing
 - iii. Deposits besides dues:
 - 1. Violation Fine(s) \$370

2. Title Transfer fee:

a.3 at \$250 each = \$750

iv. 2023 Dues Status 120 out of 120 Paid as of 5/28/23

v.. Lien status (Total # of Liens, # of Properties with Liens):

1. No change

4. **Architectural control Committee-** Acc Report-

Members: Staci Dilg, Linda Gilcrease (Hill) ,Corrine Wolford

A. Drive around date(s): June 10th

B. Request:

C. Notices and Violations: 10 notices 5 for violation finr

5. **Old Business**

A. **BackFlow Testing-** Task Melissa to send in request to turn on water, April will contact Backflow company and send out email to the residence about when it's happening.

B. **Detention Ponds Maintenance-** Elena is still working on hearing back from the city. What she has found out so far is conflicting information from different people and is trying to schedule a meeting with them to review all documents in person. City is very Busy and this is not a high priority for the City. Task Melissa with Helping since she is in this field.

C. **Detention Pond Repair-** 3 bids received for Geotechnical Assessment,

* Quality NW Geo- \$ 2,995, + Tax + 3% transaction fee Credit/Debit, 50% Deposit, Hand Auger, Part of WA licensed Geologist Location Lacey WA (Vote on this one) Task Melissa with Scheduling.

*Mud Bay Geotechnical Services, LLC- \$3,380 + Tax, \$2,000 Deposit, Two Hand Auger- 12 Feet deep Location Olympia WA

*Sustainable Groundworks, LLC- \$1,567.45 do not specialize in solid studies, Excavator extraction

D. **Reserve Study** 5 Bids received,

* Capital Reserve Consultants \$2500 + Tax + \$175 per/hr revisions/meetings 1 revision within 90 days. Draft delivered within 90 days of site visit- no example study provided. Multiple years not available until 1st year is done.Located in Beaverton, OR

* Reserve Data Analyst- \$1,750 + tax. Multiple years agreement- Year 1- \$1,750 year 2 & 3 \$400 each (\$2,550). Example study provided easy to understand and read. Located in Bellevue WA (Vote on this one) Task April with Scheduling

*Reserve Study Group- \$ 1,895 + tax, + \$85 per hard copies Multi-year agreement- each year \$1,235 (\$3,705), 1 free revision Example study provided, A Located in Seattle WA

*Association Reserves- \$1,370 + Tax + turnaround Fee + per/hour outside of agreement, Multi-year agreement- each year \$790 (\$2,370) 1 revision but will work with us if needed more. For faster turn around the higher the fee. Example study provided. Located in Bellevue WA

* Accurate Reserves Professionals,- \$1,623 Tax + \$150 per hour outside of agreement, Cancellation fee \$500, Multi-year agreement- each year \$876 (\$2,628) 1 revision within 90 days. 2 meetings,

E. Yard sale - the yard sale June 23-25, 2023 had a very good turnout of people and each day about 5-13 homes participated.

i. Flyers were placed at 12 place in town and on all social media

6. New Business

A. Dogs -There have been multiple incidents and complaints involving pets off leash recently. We would like to remind you all that Nisqually Meadows Community is governed by the City of Yelm Municipal Code. Here is the particular excerpt regarding pets on/off leash: 6.08.050 Regulations relating to pet animals

B. Annual Meeting Date- Sunday October 8th Time to be determined Task Rob in finding Place with Wiff/conference, Must be free and no charge to HOA. Board will know by August 1st.

* meeting notices will be sent to homeowners 30 day prior,

* Nomination due by Aug. 25th Notices for Nominations send out Aug. 1st

NOTE on why this date Mid October Property Managements finalize their billing, Last year had issues with them paying the wrong amount due to increase. Sept/early Oct could help with problem,
Mid October Melissa and April are unavailable Due to preplanned Items

7. Open Forum for Comments and Questions:

8. Next HOA meeting will be held: August 21st 2023 @ 6:00 pm via google meet

9. Meeting Closed: Time 8:05 Pm

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

Esigned: ELena Pilor 2/11/24

Esigned: Melissa Worthington 2/11/24

**Nisqually Estates Homeowners Association (HOA)
Board Meeting minutes August, 21st, 2023**

Board Members Present: Melissa Worthington, April Newman , Elena Pilor, Rob Mendel

Board Members Not Present:

Other Homeowners or Guests Present: Michael Davenport & Ashley Lancaster, Linda & Justin Suina, Nathan Worthington, Delixa Roche Martinez, Donald McCall, Jorge Cisneros

1. Meeting opened: **Time 6:05 Pm Via Google Meets**

Announcement:

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**** Please hold all questions until the end in open comment.

2. **Motions/approvals**

- A. A Motion was made on 6/30/23 via email by April Newman to pay Association Reserves \$395, which is the required 50% deposit. Rob Mendel seconded.
Approved 4:0
- B. Approval of June 26, 2023 Minutes - Minutes NOT completed as of 8/21/23. Unable to vote on.

3. **Financial Report:** - Elena

- A. Financial Status (account balances and anticipated expenses)
 - i. Savings (Reserve) \$39,568.22 and Checking \$34,353.37 as of August 21, 2023
 - ii. Bank statements shown: June 2023, July 2023
- B. Expenses paid (withdraw):
 - i. Lawn Pros: \$1216.03/Mo: AutoPay
 - li. City of Yelm Water- \$287.78
 - ii. Lawyer: \$300 paid, \$3,337.50 Year to date
 - lii. Backflow Testing- \$45 check dated 7/30/23
 - iv. Reserve Study- \$395, Remaining \$395 will be paid once study is completed.
 - V. Stamps- \$107.90
- C. Deposits besides dues:

1. Violation Fine(s) \$485
2. Title Transfer fee: \$250 (1 home sale)
3. Lien status (Total # of Liens, # of Properties with liens): No change (3 liens on 2 properties, no payments rec'd)

4. **Architectural control Committee**- Acc Report-

Members: Staci Dilg, Linda Gilcrease (Hill) ,Corrine Wolford

- A. Drive around date(s): Did a walk around 8-8-2023
- B. Request: 4 Roof, Shed, Painting, Rock Garden
- C. Notices and Violations: 22 observed, 20 Courtesy letters 2 Violations

5. **Old Business**

- A. BackFlow Testing- Conducted on 7/30/23, we have not received the official report, but Earl Hilliker stated the backflow was good when testing was complete.
- B. Detention Ponds Maintenance-Elena- Received Storm Management agreement from City of Yelm, We'll be following up with City of Yelm due to incomplete information and out of date requirements of each parties responsibility. Talk to Michael Davenport after meeting to help.
- C. Detention Pond Repair- Quality Geo NW conducted soil testing on 7/14/23. The report has not been received yet. April contacted them today and was told the report is in the review process and we should have it by Monday August 28, 2023. The deposit has not been sent as we have not received the invoice. April inquired about this today. They will be sending the invoice asap.
- D. Reserve Study: Association Reserves conducted the site visit on 8/10/23. Reserve study is anticipated to be received around 9/23/23 (8 wks from signed contract).
- E. Annual Meeting- Prairie Hotel has remodeled and no longer has conference rooms. Rob asked if we can spend money on a location? Answer if we do not have to, we prefer not. Packets for members will be out the first week of September. Budget for Annual Meeting (Insurance increase, Legal, Lawn pros)
Robs wants to add in more Tree trimming.

6. **New Business**

- A. Dumping-wetland, wetland buffer, Easements - April would like to get a meeting with ACC and the Board to discuss and come up with a plan. Neighbor south of us has sent in a complaint about homeowners on that side dumping in the wetland and wetland buffer. Has been a problem for many years. We believe we should send a letter to homeowners and renters about it. Possibly a work party to clean up and have a plan in place for future issues.
- B. Nomination- Nominations letter got sent out last week. Anyone who is here at the meeting wants to be placed on the ballot and be part of the next Board, Ashley or Michael are interested.

C. Homeowner Request

I (April) would like to make a motion to formally approve the Request for 10416 Brighton (The Worthingtons) Do I have a second Elena Second (Melissa And Rob exempt from vote). **Approved 2:0**

Request- Nathan Worthington respectfully request due to the toxic nature of Rob Mendel and his attacks on himself, his family, and his property, That he be PERMANENTLY removed from any decision making that comes from the Nisqually Meadows HOA Board or ACC Committee, and directly involves anything to do with his family, property, or home.

Lawyer stated it is a valid request as the Homeowner supplied supporting evidence of his claims.

7. Open Forum for Comments and Questions:

Question: Homeowner (Rob Mendel) requested that the HOA should do an Audit for 2022. On the grounds that they were over budget and he did not get the records breakdown he requested.

Answer: We will look into it but all financials are listed on all meeting minutes the past couple of years. Rob has received the breakdown requested several times. One was even through the lawyer.

Holiday- we have not heard if anything is happening, we really enjoyed it last year. Prizes- Could we do something like donations to keep it going

Answer- Not happening this year due to not that many houses selling (where the funding has been coming from) and some other things that have come up we had to pay for.

Decoration starts, Halloween Sept. 15, 2023 and Christmas Nov. 15 2023

8. Next HOA meeting will be held: Annual Meeting. October 8, 2023 @ TBD pm via

Hybrid google meet and TBD location.

9. Meeting Closed: 8:07

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

Esigned: ELena Pilor 2/11/24

Esigned: Melissa Worthington 2/11/24

Nisqually Estates HOA Annual Meeting 2023/24

Nisqually Estates Homeowners Association

Sunday October 8th at 11:30am

Via Hybrid Google Meets & Farrelli's Pizza

1. Homeowner Sign-in and Proxy Verification:

(34 attendees) Melissa & Nathan Worthington(96), April Newman(83), Elena Pilor(9), Rob Mendel(70), Steve & Miyuki Jasper(1), Robyn & Joe Brandfas (67), Kathy Fields (80), April & Paul Alimbuyao (6), MaryBeth Zuker (90), Nino Cintron-Ferrer & Delixa Roche Martinez (93), Linda & John Newcomb (24), Linda & Justin Suina (29), Michael Owen (15), Andrew & Valentia Rigel (111), Nathalia & Amos Sang (114), James Taylor (33), Michael & Ashley Davenport (12), Jessica Symanski (71), Kevin Quick (78), Mathew Thornberry (99), James Stein (14), Richard Good (81), Keri May (108), Jonathan & Sara Dansby (109), Ken & Jamie Hill (72), Linda Hill (100), Rindi Snyder (85), Jamie & Roger Dover (49), Samantha Semler (117), Cory & Amanda Ellis (42), Jeremy Hamitton (119), Scott & Janine Mathis (103), Christopher Bodeau (34), Donald McCall (113),

(20 Proxies) Marian Devol (91), Eric & Staci Dilg (82), Betty Boster (10) Bonnie & Larry Miller (13), Mark & Angel Gilliland (84), Patricia Wheeler (30), Wendi Bullard (17), Mona & William Graham (25), Michelle & Nick Thompson (102), Shawn & Kari Christenson (95), Tam & Bao Pham (101), Jack Chenier & Jackie Tupper (88), Kara & Devin Jones (98), Robert Faulconer (116), James Wilson & Anna Temple (51), Kristopher Russell (110), Kenneth McCulloch (66), Michael & Annette Steward (120), Michelle Lyle (60) Robert Sagawinia (86)

2. Quorum

Reached if 30 members are present or we have proxies per our bylaws. Quorum Achieved with 54 homeowners resented. Meeting Opened: 11:55 am

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

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3. Motions/Approvals

a. April Newman made the motion that effective with the next Board, all Bi-monthly and Annual Meeting minutes are recorded in a live document during the meeting, and a draft posted to the website within 2 weeks so as not to prevent homeowners ability to view the minutes within a reasonable time frame Second by Melissa Worthington **Approved 3:1**

Question: Why were the Minutes not made available or ready?

Answer: (April) Board members have not been given drafts to review and have not been provided in the drive folder.

(Rob) all minutes are in the file there must be a problem with permissions issues with files. Other Board members disagree with Rob's answer

b. Rob Mendel made the motion to ratify the 2024 budget for approval. Second By Elena

Board Approved 4:0 Budget passes. 51% of membership not met. Therefore the budget is ratified.

4. Introduction of Current Officers:

- a. President: April Newman loves knowing neighbors and being involved in the HOA
- b. Vice President Melissa Worthington, I have been in the neighborhood since 2016 loves being able to help and be part of the neighborhood. Has only missed one meeting since being here. It was great to see new and old homeowners. It has been a while since.
- c. Treasurer: Elena Pilor, been here about 4 years but only a homeowner for two. Is a mother of 5 boys.
- d. Secretary: Rob Mendel- been here since 2000, has been part of the HOA on and off since
- e. Board Member at Large: Vacant

5. Introduction of Nominees

- a. Michael Davenport- Been here for little over a year, Is a contractor, and believes he can help get things done.
- b. Joe Brandfas -
- c. Justin Suina - has been to all the meetings and would like to help the HOA, he believes he will be able to help communicate with the community and plan for the future.

6. Financial Report: Elena Pilor & April Newman

- a. Savings (Reserve) - \$39,601.29 Checking (Operating) - \$30,609.17
- b. Bills
 - i. Lawn Care - \$1,216.03 /mo on Auto Pay (new Cost goes in effect in Jan 2024)
Jan 1st 2023 -Oct 8th 2023 - \$12,160.30
 - ii. Water - \$1065.22 Water turned off Sept 15th 2023
Jan 1st 2023 -Oct 8th 2023 - \$1,353.00
 - iii. Back Flow- \$0 (only one active) *Jan 1st 2023 -Oct 8th 2023 - \$45.00*
 - iv. Lawyer - \$1,688.98 (459.98 Lien Release) *Jan 1st 2023 -Oct 8th 2023 - \$5,025.48*
 - v. Insurance - paid up until March 2024 *Jan 1st 2023 -Oct 8th 2023 - \$2,170.00*
 - vi. Email/Web/Domain *Jan 1st 2023 -Oct 8th 2023 - \$151.93*
- c. Other Expenses
 - i. Stamps/labels/envelopes - \$13.70 *Jan 1st 2023 - Oct 8th 2023 - \$218.92*
 - ii. Post Office - Due at end of month
 - iii. Geo Engineering - \$2,995.00 (one time expense)
 - iv. Reserve Study - \$395.00 *Jan 1st 2023 -Oct 8th 2023 - \$790.00*
 - v. Secretary of State - due at end of November 2023
- d. Deposits besides dues
 - i. Violations – \$2,865.32 *Jan 1st 2023 -Oct 8th 2023 - \$3,899.88*
 - ii. Title Transfers- \$0 (two homes currently pending)
Jan 1st 2023 -Oct 8th 2023 – (4) \$250 each - \$1,000
 - iii. Liens – \$1,182.52
- e. 2023 Dues status 120 of 120
 - i. First billing November 2023, Due Jan 1st 2024
 - ii. Late fees start Jan 15th 2024
 - iii. Liens to be placed 30 days after due date (March)
- F. Lien Status
 - i. 2 Liens- 1 properties
- g. Budget- \$300 for a year Due Jan 1st 2024 Approved See motion above
 - i. Lawn Care- \$41 a month increase.
 1. Added to contract: Moss removal from curbs and mailbox stands bases once a year, missing HOA properties and fertilizer visits.

Question: Does this include tree trimming they are hitting the top of our vehicles and covering the stop signs?

Answer: Lawn Pros trims up to 12 feet, Melissa is in contact with tree trimmers and collecting bids to get the trees trimmed above 12 feet. Hoping to have it done by the end of this year. Trees in front of homes is responsible of homeowner.

ii. Insurance \$60 increase for the year

1. Personal Liability coverage was increased from \$5,000 to \$10,000.

This is important in protecting the HOA in the event that someone is injured on HOA Property.

iii. Attorney- We have averaged \$4,000 in spending per year over the last 5 years, but only budgeted averaged \$1700. This category also includes contract review for the upcoming retaining wall at the detention pond on 105th, replacement of the back fence at that same location, major tree trimming at the main entrance, and clean out of catch basins in all 5 of our detention ponds. We are estimating that contract review for the listed projects will cost around \$5000 -\$6000 total. This would leave approximately \$3000 for lien placement (yes, this is recovered eventually, but must be included as we are not guaranteed a timeline to recover it), and general counsel. General council is for any unforeseen issues with HOA owned property, homeowner issues, and etc.

Question: Is this the result of litigation that took place this year or for the foreseeable future?

Answer: As for legal over the past couple budget cycles the Board has gone over budget with attorney/legal fees because of the unforeseen and perpetual need to seek counsel for some ongoing issues. If the ongoing issues do not subside, then it is in the best interest of the Board to plan on these expenses, to avoid going over budget again in 2024. As previously sent out, we stated what the Legal funds are for. There is a possibility that the Board will not need to use the budgeted funding and can be rolled over in future budgeting.

Question: Why so much spent on legal in 2022?

April stated she's sorry she didn't state it last year, as it was her first time running an annual meeting.

Answer: Break down for 2022 stated. Roll over from 2021- \$3,256.99, Pathway contract \$1,332.00, Liens- \$6,111.61 (Prepare \$3,226.79 Release \$2,884.82) Recovered \$5,189.67 (as of this meeting one left from placement), General counsel \$3,986.06 (\$1,912.50 on a homeowner)

iv. Reserve Funding: This is what funds the upcoming projects. The amount in the budget is slightly under what the Reserve Study Specialists recommendation for a monthly contribution was. The Board unanimously agreed to keep the contribution at the same amount as the draft sent to Homeowners as part of the Annual Meeting Packet, so that dues would not increase further.

Question: Why did we do a reserve study?

Answer: We were required after acquiring an estimate that was less than 5% of the annual budget

7. Architectural Control Committee - ACC Report (skipped due to time)

Question: The neighborhood is starting to look run down. What is getting done to help enforce the rules? The House across from me has Tons of cars. What can we do about parking?

Questions: There is a basketball hoop looking really bad at the end of 105th who is responsible for it?

Answer: (Rob) We have multiple members of ACC go around and observe and send out notices. Last time was a walk around in September.

Suggested- If you need help please reach out, Others are more than willing to help and provide support for those that need it.

8. Old Business

a. Yard Sale (Skipped due to time)

b. Wetland, Wetland Buffer, Easement

i. The fence that runs from the second entrance to the golf course along 105th, the Neighbor property on that side has sent in complaints of Homeowners dumping and claiming the HOA owns the fence. Per our documents it is the only one shown on our plat documents with a note to see the momentum between the owner. It also states it in our CC&R but it's not clear if it's that fence. It is unclear if it was pasted on to the homeowners on that side to do the maintenance. It is also unclear if it needs to be 8 feet and wood as well. April brought up the question of what they would think if we brought this up to the lawyer.

Answer: Special meeting to discuss more if needed. further research is also needed. Michael Davenport will help the new board with going over documents.

- c. Detention Pond Maintenance (quick discuss)
 - i. Still need to get with the city, the original agreement was in archive, is out of date, missing information, and the city is at fault just as much as us for not following through. Michael Davenport is working with Melissa to clarify questions for the city.
- d. Reserve Study (touch on a little above)

9. New Business

- a. Nominations and Elections to the Board of Directors for the coming Year. Last call for Ballots
 - i. April and Rob Counted
- b. Ballot results and Voting (54 present/proxy)
 - i. Melissa Worthington - **43 Votes**
 - ii. April Newman - **43 Votes**
 - iii. Elena Pilor - **31 Votes**
 - iv. Rob Mendel - **6 Votes**
 - v. Michael Davenport - **47 Votes**
 - vi. Joe Brandfas- **20 Votes**
 - vii. Justin Suina - **33 Votes**
 - viii. Write in- Johnathan Dansby- **1 Vote**

Budget- Not enough homeowners were represented at the meeting. We needed at least 7 more to have 61 homeowners represented and 35 more votes against the new budget to reject it. See motion above.

Audit- Not enough homeowners were represented at the meeting to officially vote on this. Needed at least 7 more to have 61 homeowners represented and at least 32 more votes to approve doing an audit with special assessment.

By laws- Not enough homeowners were represented at the meeting to officially vote on this. Needed at least 26 more to have 80 homeowners represented and at least 46 more votes to approve starting making changes to the bylaws.

- c. Halloween Décor Contest- we are still having one information should be out here soon. Michael Davenport says he is looking forward to having a friendly competition and plans on beating Melissa this year.
- d. Christmas Light/Décor Contest- April would like to do a Troop deployment box for those in the neighborhood that are deployed over Christmas. Along with a decoration contest.
- e. Nominations for ACC Committee Members for the Coming year (Skipped due to time) Kevin Quick after meeting asked to join ACC.

10. Open Forum for Comments and Questions:

Question: Can we change the Due date for dues so it's not right after Christmas? Can we do Quarterly?

Answer: This is something that has to be changed in our CC&R & By laws.

CC&R requires an affirmative vote of members of 75%(102 home) and a meeting with a quorum.

The Bylaws require 2/3 (80 homes) of the memberships and a meeting with a quorum. If we get enough homeowners to vote on starting the process of updating the Bylaws this could be added to the list.

Question: What will it take to dissolve the HOA?

Answer: From Melissa's quick research RCW 23.86.250 and RCW 24.06.275 requires 2/3 (80 homes) of membership and a meeting quorum. I believe this is something that will need more information on.

Question: In the next year can we look at the cost of admin items and going more digital?

Answer: It is required by Washington state that we need to send notices to all homeowners. We will look into it more, if we can do both.

Question: Can we look into a Management Company?

Answer: In the June 2022 meeting we discussed the research and contacted management companies we found. We would still be required to have a Board, create and manage the budget and the association. We would still have to do the work. From that research our dues would have gone up

\$400+ from \$189 and would have been over \$600 a year. Tripling the budget at the time.

Comment/suggestion- several homeowners stated they are willing to help homeowners that need help with Dues. (Notify the Board if you will need help this year and we can get something set up.)

Comments/suggestion- There should be no trees around ponds. (Board will look into it)

11. Next HOA Meeting will be held: Monday December 5th, 2023 at 6:00pm via Google Meet.
HOA Meeting Schedule - December, February, April, June, August, Annual meeting in October

12. Adjournment: Meeting Closed at 2:38 PM

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

Esigned: ELena Pilor 2/11/24

Esigned: Melissa Worthington 2/11/24

Nisqually Estates HOA Annual Meeting 2023/24
Sunday October 8th at 11:30am
Via Hybrid Google Meets & Farrelli's Pizza

Executive Session following Annual Board Meeting 10/8/2023

Melissa Worthington - President

Michael Davenport - Vice president

April Newman - Treasure

Elena Pilor- Secretary

Justin Suina – Board Member at Large

Motion made by Melissa Worthington and Second by April Newman to approve Board members into the Positions listed above to serve as the Board of directors for 2024. Approved 5:0

Motion made by Melissa Worthington and Second by Elena Pilor to approve the removal of Corrine Wolford from the ACC. Approved 5:0

Motion made by Melissa Worthington and Second by Micheal Davenport to approve adding Kevin Quick on to the ACC. Approved 5:0

Motion made by Melissa Worthington and Second by Justin to approve Linda Hill and Staci Dilg to remain on the ACC. Approved 5:0

Motion made by Melissa Worthington and Second by April Newman to approve removal of Elena Pilor from the BECU Bank accounts. Approved 5:0

Motion made by Melissa Worthington and Second by April Newman to approve adding Michael Davenport to the BECU Bank Accounts. Approved 5:0

Motion made by April Newman and Second by Michael Davenport to reimburse Melissa Worthington for Annual meeting Pastries of \$29.97. Approved 4:0 (Melissa didn't vote)

Next Meeting December 5th at 6:00 pm Via Google

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

Esigned by: Melissa Worthington 11/5/23

Esigned by: April Newman 11/5/23