

## 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 Stencil 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

<b>Income from Dues:</b>	<b>\$22,680.00</b>
<b>Expenses:</b>	
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 the 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 done to time restraints. Homeowner wondering if we can use a product from Costco if it is commercial grade.

7. **New Business**

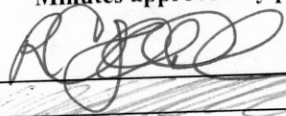
- ACC concerns
  - Garbage cans need to be removed from the street Monday evening please
  - RV/Trailer Parking issues have continued. Several are going to be fined at this point.
- Review of Yard Sale- Possible food vendors and fundraiser for park was suggested.
- Chickens, Rabbits, dogs
  - City of 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 McCulloch is willing to lead this work but would love some volunteers to come forward

9. Meeting Closed at 2:40 pm

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



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# 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.**

**Addendum:**

- Frank Symanski resigned via email board accepted via email.
- New roles were Created
  - Rebekah Jordan-President
  - Lynda Newman- Treasure
  - Angie Ellenbecker- Vise President
  - Melissa Worthington- Secretary
  - Acc- open projection

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

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RCJ