

# Draft Nisqually Estates HOA Annual Meeting 2025/26

## Nisqually Estates Homeowners Association

Saturday November 15th at 11:30 am  
Yelm Farrelli's Pizza

### 1. Homeowner Sign-in and Proxy Verification:

(12 attendees 2 proxies) Melissa Worthington(96), April Newman(83), Michael Davenport (12), Bonnie Miller (13), Ronna Denny (11), Ken McCulloch(66), Eric Trovillo(32), Valerie Vajda (109), Kathy Fields (80), Staci Dilg(82), Sierra Thornberry(99), Steve & Miyuki Jasper(1), Linda & John Newcomb(24), Norma Bowles(105)

### 2. Quorum: Meeting Opened:11:37

The quorum requirement was not met, therefore this was an information-only board meeting for the attendees with no votes of the general membership taking place. Melissa verified no one was recording the meeting.

*Announcement: Melissa verified no recording of any part or whole of this meeting*

### 3. Introduction of Current Officers:

- a. President:Melissa Worthington
- b. Vice President- Michael Davenport
- c. Treasurer: April Newman
- d. Secretary: Elena Pilor
- e. Board Member at Large: Justin Suina

### Introduction of Nominees:

- a. Valerie Vajda
- b. Sierra Thornberry

### 4. Motions/Approvals

a. Melissa Worthington made the motion to formally approve the prize amounts for the 2025 holiday light and halloween decorations contest 1st \$65 2nd \$40 Drawing \$20, through text message Oct 20th 2025 Second By Elena **Approved 5:0**

b. Melissa Worthington made the motion to formally approve the meeting minutes from June 11 and Aug 17 2025, Second By Micheal Davenport **Approved 3:0**

c. April Newman made the motion to ratify the 20246 budget for approval. Second By Micheal Davenport **Board Approved 3:0** Budget passes. 51% of membership not met.

d. Motion made by Melissa to accept Justin & Elena's resignation from the Board. Second: Michael. **Approve: 3:0.**

e. Motion made by Melissa to accept Sierra Thornberry & Val Vejda to the board. Second: Michael Davenport **Approve 3:0**

f. Motion made by Melissa to move \$10,000 from checking to savings. Second: April Newman **Approve 3:0**

**5. Financial Report: April Newman & Melissa Worthington 01/01/2025-08/15/2025**

- a. Savings (Reserve) - \$45,071.78 Checking (Operating) - \$31,221.43
- b. Bills:
  - i. Lawn Care - \$1,261.57 /mo on Auto Pay (no change in 2026) *Total: \$13,877.27*
  - ii. Water - turned off July 2024
  - iii. Back Flow- *no back flow for 2025 water not turned on- none planed*
  - iv. Lawyer - Current bill unknown. Bill for consultations regarding neighbors of the development. *Total: \$1380.49+(\$559.99 responsibility of Homeowner).*
  - v. Insurance - paid up until March 2026 *Total: \$2,285*
  - vi. Email/Web/Domain \$1,222.02 for website 11.3.25  
*Total \$1300.86 Email/domain due in Jan (\$200)*
- c. Other Expenses:
  - i. Stamps/labels/envelopes - *Total: \$66.62*
  - ii. Post Office \$250 - *Total: \$250 will be paid after meeting*
  - iv. Reserve Study - *Total: \$790.00* will be collecting new bids. 3 year contract is up
  - v. Secretary of State - \$20 due at end of nov
- d. Deposits besides dues:
  - i. \$32.83 checking interest, \$117.14 savings interest.
- e. 2025 Dues status: 120 of 120
  - i. First billing November 2025, Due Jan 1<sup>st</sup> 2026
  - ii. Late fees start Jan 15<sup>th</sup> 2026
  - iii. Liens to be placed 30 days after due date (March)
- f. Lien Status:
  - i. 3 Liens- 2 properties
- g. Budget: \$300 per year, due Jan 1<sup>st</sup> 2026, Approved See motion above
  - i. Lawn Care- Staying the same-Irrigation removed
  - ii. water removed- Amount added to reserves.

**6. Architectural Control Committee - ACC Report Melissa Worthington**

Members: Linda Gilcrease (Hill), Valerie Vajda, Tara Jaksha

- a. Drive around date(s):Feb, March, May June,July, Aug, Sept, Oct for 2025
- b. Request for 2025: 17 total (3) trailer (3 )yard (1) tree, (1) roof, (3) paint, (1) porch (4) fence, (1) driveway
- c. 162 Notices and Violations for 2025:(17) feb, (14) march, (7) May, (50+) June , (12) July (19) Aug, (24) Sept,(16) Oct, (3) Trailers, Yards, fence, broken vehicles,
- d. ACC goals for next year will be determined at the first work group party. Date/time is to be determined.
- e. Reminder: Anything exterior that is changed such as removal of trees, house paint, fences, flowerbeds need an ACC request put in.

## **7. Old Business:**

a. Detention Ponds Drainage- Grate replacement will be a primary focus next year due to liability concerns. We are able to replace the current raised grates with flat grates because the ponds don't hold water. The board feels this may be a better option to reduce possible injury.

b. Tract C Fence- The fence will be replaced next year. This is also a primary focus as it is deteriorated, and it is the HOA owned fence that the neighbor to the development, Janise Mugler, has sent communication through legal representation regarding.

c. Detention ponds signage- Michael Davenport to research and collect bids. Multiple incidents of residents riding dirtbikes in the ponds occurred this past year. Signage is necessary to hold residents responsible for any damage to the ponds, and to protect the HOA from liability in the event of injury.

## **8. New Business:**

a. Budget- Not enough homeowners were represented at the meeting. See motion above

b. By-laws- Not enough homeowners were represented at the meeting to officially vote on this. The board will be working on drafts for updating by-laws, ACC Guidelines, and CC&R's next year. The cost for those updates will be worked into the 2026/2027 budget.

c. Christmas Light/Décor Contest-see above for motion 1st-\$75 walmart gift card, 2nd \$50 walmart gift card and drawing \$25 walmart gift card, see motion above

d. Nominations for ACC Committee Members for the Coming year- No interest currently. The board will post on the facebook page asking for volunteers.

## **9. Open Forum for Comments and Questions:**

### **Q: Wetland, Wetland Buffer, Easement Explained:**

**A:** The owner of land that borders the west side of the neighborhood has complained of garbage & yard debris being dumped on her property. Complaints also include dilapidated fences, fences that have gates, no fence at all on a couple of homes, and fence height needing to be at 8 feet per a Memorandum of Understanding dated 1995. The board is consulting with the HOA attorney on this matter. Reminder: Fence replacement requires an ACC request.

### **Q: What is a Reserve Study?**

**A:** A Reserve Study is a budgeting tool. HOA owned assets are evaluated for current condition, estimated cost of replacement, life expectancy of that asset, etc. The cost to replace that item is then broken down into annual deposits to the HOA's Reserve Funds so that the funds are available and allocated to that specific project when it is needing repaired or replaced.

### **Q: Can we get the City of Yelm involved in vehicles that are in violation of the City's new parking ordinance?**

**A:** Yes. Homeowners are welcome to call the City of Yelm to report violations. Homeowners may also reach out to the Board. There may be situations, or specific circumstances the Board is aware of, and communicating with the owner of the vehicle.

### **Q: Will Homeowners have the opportunity to view the updates to the CC&R's?**

**A:** Yes. We are looking into forming a committee so Homeowners that are interested are able to be involved. Regardless if a committee is formed, or not, the suggested amendments will be available with ample time for homeowners to review before a vote of the Homeowners.

**10. Focuses for the upcoming year:**

- Replacement of the fence on Tract C
- Updates to CC&R's for the 2026/2027 year
- Collecting bids for reserve study
- Replacement of grates in the detention ponds
- Signage for the detention ponds.
- Consistent drive arounds and follow up for ACC
- Look into grant for drought resistant landscaping at main entrance

**11. Next HOA Meeting will be held:** Wed January 11th, 2025 at 6:30pm via Google Meet.

HOA Meeting Schedule - Jan, March, May, July, Sept, Oct/Nov

**12. Adjournment: Meeting Closed at 12:53 PM**

**Draft** Minutes approved by proper VOTE of HOA Board as indicated by Signatures below.

Esigned:

Esigned:

**Draft** Nisqually Estates HOA Annual Meeting 2025/26 Ex

**Saturday Nov 15th at 1:00**

**Via Yelm Farrelli's Pizza**

**Executive Session following Annual Board Meeting 10/8/2024**

April Newman - President

Valerie Vajda - Vice president

Melissa Worthington - Treasure

Sierra Thornberry - Secretary

Michael Davenport - 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 2026. **Approved 5:0**

Motion made by Melissa Worthington and Second by Michael to approve Linda Hill and Tara Jakska to remain on the ACC. **Approved 5:0**

Motion made by Melissa Worthington and Second by April Newman to approve removal of Michael from bank account. **Approved 5:0**

Motion made by Melissa Worthington and Second by April Newman to approve addition of Valerie to the bank account. **Approved 5:0**

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

**Esigned by:**

**Esigned by:**