

Nisqually Meadows HOA  
Board of Directors Meeting Minutes  
Jan 7, 2010

Present: Linda Newcomb, Keri May, Randy Betts, Christine Prather, Brett Shankle  
Homeowner Rob Mendel was also present

Call to order 7:05pm

Minutes from Dec 09 approved. Some meeting minutes from 2009 had been lost due to computer failure. These minutes have been recovered and were also approved by the board. The board discussed the issue of approving the minutes and posting them to the website in a consistent timely manner.

**Finance Report:**

Checking balance \$2557.75  
Savings balance \$5223.95

Dues: 34 of 120 Homeowners paid.  
(2<sup>nd</sup> notice with interest will be mailed February 20<sup>th</sup> stating that we will be placing liens against property owners that have not paid by March 20

Lien status 6 properties/8 liens

**ACC Issues:**

New plans – No plans

Violations:

1. One violation for tow truck parking sent

**Neighborhood Watch:** Discussed checking on the missing sign on 105<sup>th</sup>. Is it just the sign or the pole as well? Discussed avenues for a replacement sign.

**Newsletter** – Need to get information together to send out news letter.

**Old Business:**

Insurance review - See if the insurance company would waive the deductible to repair the play set. Call Costco and/or Rainbow to check to see if the warranty applies.

Discussed the retention pond grate and that was already repaired by Randy and a homeowner.

Discussed the property conditions of a lot at the main entrance. The homeowner present suggested foreclosure. The board decided to send out another violation notice with specific dates and corrections to be made. If the homeowner did not comply a second notice would go out giving him ten days to comply or the board would hire someone to clean up and bill the property owner and place a lien or small claims court to collect the debt. Also discussed attorney involvement and costs

## **New Business:**

Main entrance crosswalk - concern over how dark it is and you are not able to see people in the road after turning in off 507. Several solutions discussed such as having the city take a survey, lighted crosswalk?

## **Questions /Comments**

Homeowner present had several questions:

Why was the website not updated as far as meeting minutes?

The board explained we had a computer crash and we had just addressed the issue before he arrived and were committed to updating the website and keeping it current going forward.

Was attendance taken at the annual meeting and did we have the sign in sheet and proxies?

The board assured him that all documents from the Annual Meeting were in the file cabinet.

He asked the board about violations and putting together a one page document for new homeowners.

The board stated one violation had been sent out. Randy offered to put together a one page document for new residents with information regarding our website and where to find the CCRs.

The meeting was adjourned early due to board members not being able to answer questions.

Meeting adjourned 8:45pm

Next meeting Feb 11, 2010 at 7:00pm

Meeting opened at 7:15

Present: Randy Betts, Brett Shankle, Linda Newcomb

Late: Keri May

Guests - William Jordan

1) Minutes

2) Financial Report - Motion to approve by Keri May, 2nd by Linda Newcomb Vote 4-0

Expense Report -

Lien Status - 6 properties, 8 liens

Dues - 86 out of 120 have paid their dues. 3rd and final notice will go out after Feb. 15th.

3) ACC

a) New Plans - Plans to move a shed where submitted and approved.

b) Violations - 8 violation letters where sent out.

4) Old Business

a) Park - The park is closed at dusk. People need to observe this. Basketball Hoop is causing problems with neighbors. Should this be removed?? People are using it after dusk. Randy motion to take the hoop down, Linda Newcomb 2nd Vote 4-0 Randy will see if there is a way we can do this at no cost to us. We need to encourage neighbors to reinforce park rules. We need to be calling the police on violators. We need to keep our park looking nice.

b) Newsletter - We should have a Fact/Neighborhood Corner. Brett will ask Shyla Shankle if she wants to do the first one. Brett Shankle will write an article for the ACC. Linda will write something for presidents corner regarding dues. Keri will get a rough draft to everyone in a week. The newsletter will go out Jan, March, May, July, Sept., Nov., and Dec.

5) New Business

a) Neighborhood Watch - The sign at the 105th entrance is missing. The pole is there, but the sign is not. Linda will look into replacing it. Keri May will ask Steve Jasper if he want to head up the Neighborhood Watch.

b) Broken Newsletter holder - There are some broken holders, but we need to be handing out the newsletters door to door. We can fix the newsletter holders, but we will also hand them out.

Meeting adjourned at 8:40pm

Nisqually Meadows HOA  
Board Meeting  
3/4/2010

Meeting called to order at 7:05pm

Present: Keri May, Randy Betts, Lynda Newcomb

Late: Christine Prather

1) Minutes – “approved via e-mail and posted to web.” Was left out of minutes. Also add that there was a lot of discussion regarding the trash at the park. Motion to approve minutes as amended by Randy Betts, 2<sup>nd</sup> by Linda Newcomb Vote 3-0

2) Financial Report – Motion to accept by Keri May, 2<sup>nd</sup> by Linda Newcomb Vote 3-0

Dues Status – 102 out of 120 homeowners have paid their dues.

Lien Status – 6 properties and 8 liens

Dues – Last notice will go out the week of the 20<sup>th</sup>. Randy Betts will walk around the week before to remind people to pay their dues. Linda Newcomb offered to help with this. After that, then we will start placing liens.

3) ACC

New Plans – a homeowner submitted plans to paint their house.

Violations – Violation letter went out regarding people not putting their trash cans away. It states in the bylaws they should not be present from the road.

4) Old Business

a) Neighborhood Watch – Gil Vandenkooy will be involved in this. The sign on 105<sup>th</sup> at the entrance will cost \$35.00, plus \$16.00 for anti graffiti, and shipping and handling.

b) Basketball Hoop – Hoop will be out this month. Then we will paint a four square on the cement pad.

c) Newsletter – The newsletter will be out by the 7<sup>th</sup> of March.

6) New Business

a) New bark for park – Motion to approve spending up to \$65.00 on new playground bark by Randy Betts, 2<sup>nd</sup> by Christine Prather Vote 4-0

b) Flower for main entrance – We need new flowers to freshen up our main entrance. We will research what flowers we want for our main entrance and discuss it next month.

Meeting adjourned at 7:46pm

Next meeting will be April 1<sup>st</sup> at 7pm.

Location: Randy Betts House

Nisqually Estates Board Meeting

April 1, 2010

Meeting called to order at 7:10

Attendees: Randy Betts/Brett Shankle/Lynda Newcomb/Keri May and two home owners

- Minutes - Motion to accept minutes by Brett Shankle, 2<sup>nd</sup> by Lynda Newcomb. Vote - 4-0
- 1) Treasurer's Report
  - a) Financial Report - Approved by Brett and Lynda 2nd
  - b) Lien Status 11 liens 8 properties. 8 liens prior to 2010
  - c) Outstanding Dues 111 paid/9 outstanding
- 3) ACC
  - a) New Plans- one house painting approved
  - b) Violations- 2 violations for cans
- 4) Neighborhood Watch (short comments, if any) Keri to talk to Steve Jasper about coordinating with Gil Vandenkooy
- 5) Old Business
  - A) Consistent Violation Notices - Agreed that we need to be more consistent on sending violations and start fining habitual offenders
  - B) Flowers/Plants for Main Entrance - Agreed to spend \$75.00/ Brett approved-Randy 2nd
  - C) Neighborhood Watch Sign 105<sup>th</sup> - Lynda will order the sign
  - D) Paint Four Square Court in the Park - Brett will paint when the weather gets better
  - E) Welcome Paper - We will put together a welcome paper to hand out to new homeowners or renters. This will have basic information along with the board members names, our website, and email address.
- 6) New Business
  - A. Annual Garage Sale - The annual garage sale will be June 4, 5, and 6. Keri will get an ad in the Nisqually Valley News and the Olympian. The board approves a budget of up to \$100.00 for this.
  - B. May Newsletter - Brett will write something for the ACC. Shyla will send something to Keri for the Community Corner. Everyone will send his or her stuff to Keri before the 17<sup>th</sup> and the newsletter will be out by the first of May.
- 7) Question/Comment - No questions or comments
- 8) Next Meeting: May 13<sup>th</sup> at 7pm. Location - Randy Bett's House

Nisqually Meadows Board Meeting  
May 13, 2010

Present: Brett Shankle, Randy Betts, Keri May and Lynda Newcomb  
Homeowners Present: Jeff Alwine and Jennifer Arnone

Meeting opened at 7:00pm

1) Minutes - Motion to approve minutes by Brett Shankle, 2<sup>nd</sup> by Randy Betts  
Vote - 4-0

2) Treasurers Report:

a) Financial Report - Approved by Lynda Newcomb, 2<sup>nd</sup> Brett Shankle  
Vote 4-0

b) Lien Status - 1 lien was removed this month and 7 liens were placed.  
Total Liens: 14 Liens on 10 properties.

c) Dues - 113 Homeowners have paid their dues out of 120.

3) ACC:

a) New Plans - There were no new plans this month.

b) Violations - 13 courtesy and/or violation letters have been sent out.  
Most have been for yards and most of those have been corrected.

c) Repeat Offenders - We need to stay on the people who repeat. We need to make sure that we are beginning the fine process.

4) Old Business:

a) Annual Garage Sale - June 4<sup>th</sup>, 5<sup>th</sup>, and 6<sup>th</sup>. We will advertise in the Nisqually Valley News and the Olympian.

b) May Newsletter - Should have been out. It will get out next weekend - around the 23<sup>rd</sup>.

c) Retention Pond - Lawn Pros is putting together a quote to fix the retention pond on 105<sup>th</sup>.

5) New Business:

a) Open Board Position - Lynda will post signs regarding our open board position.

b) Speeding in development - What are our options? Can we call Yelm Police department and ask them if they can sit on Far West Ct.? Should we ask about speed bumps? Lynda will call.

Questions/Comments:

Homeowner has asked permission to park his boat in his back yard. It should not be visible from the street. He has spoken with the other neighbors around him and they all say they don't have a problem with it. The bylaws state that it can only happen with board approval. Randy recommends allowing it on a trial basis. Homeowner will draw up a formal request letter.

The board motions to approve the request if the boat is in good working condition and cannot be seen from the road and with the understanding that if there are any viable complaints within a 6 month time period, the boat will be removed. Motion by Brett Shankle, 2<sup>nd</sup> by Randy Betts. Vote 4-0

Nisqually Meadows HOA Board Meeting  
June 3<sup>rd</sup>, 2010

Board Members Present: Keri May, Randy Betts, Lynda Newcomb  
Homeowners Present: Derek Phillips, Jennifer Arnone

Meeting Opened at 7:05pm

- 1) Minutes - Motion to approve by Lynda Newcomb, 2<sup>nd</sup> by Randy Betts Vote 3-0
- 2) Treasurer's Report
  - a) Financial Report - Motion to approve by Keri May, 2<sup>nd</sup> by Lynda Newcomb vote 3-0
  - b) Lien Status - No new liens have been placed or removed.
- 3) ACC
  - a) New plans submitted for house paint color. This should be approved this week.
  - b) Violation Notices - 1 letter went out
- 4) Old Business
  - a) Speeding - The Yelm Police were called to ask if they would park and/or patrol more. We are going to keep on them to patrol more.
  - b) Possible Sex Offender - We spoke with the Thurston County Detectives office and they cannot go knocking on someone's door due to a rumor without a name. If we get a name or proof, they would like us to call them back.
- 5) New Business
  - a) Fill Vacant HOA Position - Only one person expressed interest in being on the board. The board appoints Jennifer Arnone to fill the vacant position.
  - b) July Newsletter - We need to add something regarding picking up after your dog and after the 4<sup>th</sup> of July.

Question/Comments:

- 1) Can homeowners park campers/trailers overnight for packing? Yes. Parking is permitted on a temporary basis to pack and unpack.

Next meeting - July 1 @ 7pm.

Meeting Adjourned at 8:20pm



Nisqually Meadows HOA Board Meeting  
July 1, 2010

Board Members Present: Brett Shankle, Randy Betts, Lynda Newcomb, and Keri May

Homeowner's Present: Rob Mendel

1) Minutes - June minutes were approved via email and posted to the website already.

2) Treasurers Report - Last months report has been changed due to a mathematical error. Motion to approve Financial Report by Lynda Newcomb, 2<sup>nd</sup> by Brett Shankle. Vote 4-0

a) 2010 Budget - We are still below our projected budget. We are staying on track.

b) Lien Status - 14 Liens on 10 properties.

3) ACC - There is one house paint pending. It should be approved. 2 courtesy letters and 2 fine letters were sent out. 3 more letters are ready for the mail.

a) Repeat Offenders - John Newcomb will help send out fine letters so that we can stay on repeat offenders. If people are repeat offenders, they will no longer get a first violation letter. They will instantly get a 3 day correct letter and then start the \$30.00 per week fine process. Motion to approve a \$30.00 a week fine by Lynda Newcomb, 2<sup>nd</sup> by Randy Betts. Vote - 4-0

4) Old Business

a) Retention Pond - In order to fix retention pond, all 4 trees have to come out. Lawn Pros will give us a quote.

5) New Business

a) Website - Should we try to get one more person involved in helping with the website? Lynda is willing to help with this to keep the website current.

b) Yellow Speed limit Sign - Some developments have gone to putting in yellow speed limit signs. This would be at the HOA expense. It would be a recommended speed. We will need to get more information and see if it is worth the money.

c) Neighborhood Watch - Keri will walk over and talk with Steve to see how this is going.

d) Lawn Pros - Our Lawns Pros contract is due to 1<sup>st</sup> of August. Motion to stay with Lawn Pros if the price stays the same by Keri May, 2<sup>nd</sup> by Brett Shankle.  
Vote - 4-0

#### Questions/Comments

Park - What is going on with the park?

We took the hoop out due to Vandalism and are hoping to paint a 4 square on the cement when the weather gets nicer. Right now we cannot afford to replace the play set. We know we will need to look at replacing it soon. We have been doing what we can to remove the damage and make sure it is in good, safe condition.

What did the last retention pond repair cost?

1<sup>st</sup> repair was \$7,000 or \$8,000. 2<sup>nd</sup> repair was \$5,000.

Meeting closed at 8:38pm.

Next meeting will be August 5<sup>th</sup> at 8pm.  
Randy Bett's House

Nisqually Meadows HOA  
Board Meeting Minutes  
September 13, 2010

Present: Jennifer Arnone, Randy Betts, Keri May, and Brett Shankle  
Homeowner Present: Rob Mendel

Meeting opened at 7:05pm

Minutes - Motion to approve August Minutes by Brett Shankle, 2<sup>nd</sup> by Jennifer Arnone Vote - 4-0

Treasurers Report

- a) Financial Report - Motion to approve by Brett Shankle, 2<sup>nd</sup> by Keri May Vote - 4-0
- b) Lien status - 13 Liens/9 Properties

ACC

- a) New Plans - Porch Cover, 2 paintings, and fence plans....all were approved
- b) Violations - The courtesy notes on trashcans are working. We went from having 17 violations last week to 7 this week. Hopefully this will keep improving.

Neighborhood Watch - We need to get with Lynda to get information on Neighborhood Watch.

Old Business

- a) Retention Pond - Lawn Pros will be coming out to look again to see what they can do for us.
- b) City of Yelm & Water - We are going around and round with the city. Hopefully the water will get turned back on soon.

New Business

Emails - We got a couple emails from homeowners this week. One regarding Safe Street Solutions. We will send them a letter letting them know that they are not licensed to work in Yelm. Another was regarding staining the play structure. The board will take a look at how to take care of this.

b) Dues Increase - The board can increase dues 5% every year. We will raise dues \$6.50 to make dues \$138.50. We need to do this because of the increase in operating expenses and maintenance and repairs. Motion to approve by Jennifer Arnone, 2<sup>nd</sup> by Brett Shankle Vote 4-0

c) Annual Meeting - November 13<sup>th</sup> at 10am. We will start looking into locations. Jennifer will look into using the Masonic Temple and Timberland Library. With the increasing need to go Green, we should put on the agenda to change bylaws to allow solar panels. Mailings for Meeting need to be out by the 8<sup>th</sup>. Things that need to be mailed are: Proposed Budget, Agenda, Proxy's and Cover Letter. Nominating committee need to start looking for nominees. We need to fill 3 positions. The Vice President heads up the Nominating Committee. Walk around and try to get people interested in being on the board. We need to work to get a better turn out. We want people to get more involved in our neighborhood. Maybe we should get a business to donate something for a door prize? We will work on this.

d) Board Position - We have a homeowner who is interested in this position, but he expressed interest after the deadline and he was unable to attend the meeting. We will re-post position and extend until October 1<sup>st</sup>. We will contact the homeowner and let him know.

Comments/Questions - None

Meeting Closed at 8:18pm

Next Meeting is October 4<sup>th</sup> at 7pm, Randy Betts House

# Nisqually Meadows HOA

## Board Meeting Minutes

November 1, 2010

Meeting opened at 7:01pm

Present: Jennifer Arnone, Randy Betts, Keri May, Larry Wheat and Brett Shankle

Homeowner Present: Rob Mendel

Minutes - Motion to approve October Minutes by Jennifer Arnone, 2<sup>nd</sup> by Larry Wheat Vote - 5-0

1) Treasurers Report

a) Financial Report - Motion to approve by Keri May, 2<sup>nd</sup> by Jennifer Arnone Vote - 5-0

b) Lien status - 13 Liens/9 Properties

2) ACC

a) Plans -No New Plans

b) Violations- 7 courtesy letters and one violation letter went out for a trailer.

c) Discussed holiday decor and how long it will be up in the neighborhood.

Old Business

a) Annual Meeting - Annual Meeting mail out sent.

b) Newsletter – To be mail out in November.

c) Solar panels - A homeowner had asked about whether solar panels are allowed in the neighborhood. The board will look into this.

d) Water - The issue with watering the common areas will be worked with the City closer to spring.

#### New Business

a) Board Positions - Two people interested and there are 3 positions available. Discuss more at the annual meeting.

Comments/Questions - None

Meeting Closed at 7:58pm

Next Meeting is the Annual Meeting on November 13 at 10am.

# Nisqually Meadows HOA

## Board Meeting Minutes

December 6, 2010

Meeting opened at 7:02pm

Present: Jennifer Arnone, Randy Betts, Keri May, and Larry Wheat

Homeowner Present: Rob Mendel

Minutes - Annual Meeting Minutes are being prepared and will be approved by email

### Treasurers Report

- a) Financial Report - Motion to approve by Jennifer Arnone, 2nd by Keri May Vote - 4-0
- b) Lien status - 13 Liens/9 Properties

### ACC

- a) New Plans- No Plans

### Old Business

- a) Retention Pond – Board will continue to look at options. Contacting Lawn Pros to look at options.

### New Business

- a) News Letter – Being worked.
- b) Emails - We got a couple emails from homeowners. One regarding kids playing in the retention ponds and if that is allowed. Will add item to newsletter about this. Another email

regarding basketball hoops- as long as they are not in the road or on the sidewalk there is not an issue.

c) Letter Received – Asking board to Look into lawn care for property on 105th that is vacant and in foreclosure. Lawn will be looked at.

d) Annual HOA Dues Notice and Board Member Ballots will go out together in the mail.

Comments/Questions - None

Meeting Closed at 8:00pm

Next Meeting is January 10 7pm at Randy Betts House