

Nisqually Estates Homeowners Association (HOA)
Board Meeting minutes May 17, 2026

Board Members Present: Melissa Worthington, April Newman, Sierra Thornberry, Valerie Vajda, Michael Davenport

Board Members Not Present:

Other Homeowners or Guests Present: Robert Faulconer, Dalixa Roche Martinez

1. Meeting opened: **6:36 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 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.

2. **Motions/approvals**

A. A motion was made by April Newman to approve the Meeting minutes from January 11, 2026. Second by: Melissa Worthington **Approve: 5:0**

B. Melissa Worthington made the motion to approve the payment plan for a homeowner for the 2026 dues. Dues will be split in 2 payments, \$154.55 due on 3/15/26, and \$154.55 due on 3/30/26. The payment plan for this homeowner was completed. Second by April Newman: **Approve: 5:0**

C. Melissa Worthington made the motion to place a lien on 1 property for default of payment plan for 2026 homeowner dues. Second by April Newman **Approve: 5:0**

D. Melissa made the motion to approve She Cuts It for tree removal. With a max amount allotted of \$5,000 Second by Valerie Vajda **Approve: 5:0**

E. April made the motion to approve reimbursement of \$45.49 to Melissa for filing the 2026 taxes. Second by Michael Davenport **Approve: 4:0** Melissa did not vote

3. **Financial Report:** - Melissa Worthington

A. Financial Status (account balances and anticipated expenses)

i. Savings (Reserve) \$55,135.85 and Checking \$43,512.39 as of
5/17/26

ii. Bank statements shown: January, February, March, & April

B. Expenses paid (withdraw):

i. Lawn Pros: \$1261.57/Mo: AutoPay

ii. Lawyer: \$725 Dec \$343.50 Jan

iii. Email-\$91.98 Domain \$98.05 = \$190.05

iv. Taxes- \$45.49 (mailing cost)

v. Insurance- \$2,9701

C. Deposits besides dues:

1. Lien status (Total # of Liens, # of Properties with liens): 3 liens (2 liens on 1 property).

D. Dues Status: 119/120 as of 5/17/26 (Payment plan for 1 homeowner defaulted) (motion to send to lien)

Board member Reimbursement for taxes motion above

4. **Architectural Control Committee (ACC)**- Acc Report- Michael Davenport

Members: Linda Gilcrease (Hill), Tara Jaksha

A. Drive around date(s): March 31 & May 8, 2026

B. Requests: 1 back yard renovation to include patio cover, and fence modifications, 1 Fence replacement request, 1 exterior improvements, 1 garden border replacement,

C. Notices and Violations: 45 Courtesy notices sent out, and 2 Notices of Fine status

5. **Old Business:**

A. Wood Fence (Tract C): Spring is finally here, and the weather is perfect for this project. The board will start collecting bids with the hopes to have the fence replaced by the end of June 2026.

B. Signage for detention ponds: 10 signs- 2 for ponds at entrance, farwest, Redfern, and 2 at the park (no post needed) 1 sign for ponds on the dead end and 105 (tract E) Full custom signs range from \$17-\$32 each cheaper if in bulk. Post range from \$7-\$10 Melissa made the motion to allot \$500.00 for signs and posts. Second by Sierra Thornberry **Approved 5:0**

The board will request volunteers for the installation of 8 posts.

C. Mugler/Leprowse Boundary Issues Legal Status/Update: **No change from previous meeting.** The last communication from Ms. Mugler's attorney was received 12/11/25. The Board is removing this topic from discussion unless there is a new development.

D. Tree Removal Bids- Melissa

She Cuts it- Trimming \$1,600 Removal- \$ 4,200 discount if we combine \$4,600 Stump

grinding provided

The Guys @ all tree - Trimming \$4,490 Removal- \$ 1,550 no stump grinding will cut as low as possible

Alpha Tree service - Trimming \$3000 + tax Removal- \$ 4,400 + tax stump grinding on all stumps if accessible

C&G Tree service- Trimming \$7,260 Removal- \$ 8,360 No Stump grinding

6. New Business:

- A. Yard sale dates June 12-14, & July 17-19 Board will post on all Social media, craigslist, ect. Flyers posted around town, and Signage at the entrances will have a week notice on them.
- B. Detention Pond repairs to include replacement grates, cement trenches cleaned out
- C. Technical Issues
- D. Reserve Study
- E. Start thinking about locations for the Annual Meeting-Saturday Nov. 14 Time and location to be determined.

7. Task Assignment:

Fence Bids - April

Detention Pond Repair- April, Melissa, Michael, Val, & Sierra

ACC-Contact homeowner 10426 Redfern

8. Open Forum for Comments and Questions:

9. 2026 Projects Status:

- Replacement of the fence on Tract C
- Updates to CC&R's for the 2026/2027 year
- Replacement of grates in the detention ponds
- Signage for the detention ponds.
- Look into grant for drought resistant landscaping at main entrance
- Organize HOA files, create templates for ACC, delete duplicate files/folders to free space
- Remove dead trees, assess problem trees

8. Next HOA meeting will be held:

9. Meeting Closed: 7:42 pm

Minutes approved by proper vote of HOA Board as indicated by the Signatures below
Esigned: April Newman 9/20/26 /20Esigned: Melissa Worthington 9/20/26