

**Nisqually Estates Homeowners Association (HOA)
Board Meeting minutes February 11th, 2024**

Board Members Present: Melissa Worthington, April Newman , Elena Pilor, Michael Davenport , Justin Suina

Board Members Not Present:

Other Homeowners or Guests Present: Linda Suina

1. Meeting opened: **4:03 Pm Via Google Meets**

December 5th meeting canceled due to no quorum of Board.

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.

***** Please hold all questions until the end if time permits

2. **Motions/approvals**

- A. A Motion was made on 11/8/23 via text by Melissa to approve executive meeting minutes from October, seconded by Michael Davenport. **Approved 5:0**
- B. A motion was made by Melissa Worthington, seconded by Michael Davenport to approve meeting minutes from June 26, 2023, August 21, 2023 and October 8, 2023.**Approved 5:0**

3. **Financial Report:** - April Newman

- A. Financial Status (account balances and anticipated expenses)
 - i. Savings (Reserve) \$39,668.01 and Checking \$54,879.06 as of Feb 11, 2024
 - ii. Bank statements shown: Oct 2023, Nov 2023, Dec 2023 Jan 2024
- B. Expenses paid (withdraw):
 - i. Lawn Pros: \$1261.57/Mo: AutoPay
 - ii. Lawyer: \$1,229 paid since Oct 2023
 - iii. Secretary of State- \$20
 - iv. Po. Box - \$210.00
 - V. Stamps- \$204.04

vi. Board Reimbursement- \$29.97

vii. Contest Gift card- \$145

Viii. City of yelm Water- \$442.16

ix, Email- \$77.83

C. Deposits besides dues:

1. Title Transfer fee: \$750 (3 home sales)

2. Lien status (Total # of Liens, # of Properties with liens): No change (2 liens on 1 property)

D. Dues Status: 104/120 as of Feb 11th, 2024

i. First billing November 2023, Due Jan 1st 2024 Second

Billing 1/12/24

ii. Late fees start Jan 15th 2024

iii. Liens to be placed 30 days after due date (March)

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

Members: Linda Gilcrease (Hill), 2 openings

A. Drive around date(s): 2/10/24 Linda and Melissa

none in the last few months working on getting new members up to speed

B. Request: Painting, Fence, Boat Extension, Tree Removal, Trailer

C. Notices and Violations: we noted 18 violations but 7 are on the watch list for better weather.

5. **Old Business**

A. Detention Ponds Maintenance- Will be looking into bids later this year. Running into only a few companies that do clean out.

C. Detention Pond Repair- Hopefully we will have this project started by Spring.

Bids : C&J Excavation \$15,151.52 requires 30% down

Mckee Enterprises- \$26,633.00

WA Earthworks- \$26,231.00

Melissa Worthington made the motion to hire C&J Excavation with a max amount of \$17,500 for Retaining wall install. Second by Justin Suina **Approved 5:0**

Melissa Worthington made the motion to contact Dille for Contract creation/review for retaining wall install. Second by Justin Suina. **Approved 5:0**

Wall funds will use some excess checking funds and some from reserves.

Justin is looking into seeding prices for when the wall is complete.

[Start collecting bids for Wood fences on ponds/wetlands.](#)

D. Wetland, Wetland buffer, Easement. We are working on a letter to the homeowners

and making arrangements to see how bad it is. Board and ACC have discussed a plan moving forward. Board will discuss the date to inspect homes along that side.

E. Halloween Decor Contest- 1st was \$65 gift card 15020 105th (Davenport) 2nd was \$40 gift card 10416 Brighton (Worthington) Drawing was \$20 10438 Brighton (Chenier & Tupper). Worthington and Davenport have donated their prizes back into the community.

F. Christmas light/decor contest- 1st was \$65 gift card 15131 105th (Wolford) 2nd was \$40 gift card 10511 Farwest (Newcomb) Drawing was \$20 15030 105th (Lyle)

6. New Business

A. Bank and Post Office- we have had scheduling conflicts. PO- needed all new paperwork filled out. Will be done by the next meeting.

B. Tree Trimming and Removal- Note: per majority of tree trimmers we met with all the trees at the entrance the trees were topped about 10 years ago which is causing a lot of the issues now.

Funds for tree trimming and removal is coming from excess funds of the budget in the checking. Will not touch reserves for this

Bids : Olympia Tree Team- Option 1- \$2400 2 climbers truck chipper Option 2- \$80 per tree for 30+ trees a visit Option 3- canopy raise and crown reduction which requires a lift- \$125 per a tree assuming 30 or more. tree removal - N/A

Oaks Corporation- tree lift \$3000+tax tree Removal \$800 without grinding

Mountain view Tree Removal- Deciduous Trimming- \$5400 +Tax, evergreen \$2,200+tax, two trees removed \$1,800

Lincoln logging Tree care- \$250 per a Deciduous Tree Trimming, \$150 for evergreen trimming, Removal - \$300+ (12" or smaller) \$12 per inch grinding \$450 (13" larger) +\$12 per inch grinding \$300 min for grinding.

Melissa made the motion to hire Lincoln logging Tree Care for removal of 4 trees max. with a max amount of \$420 per tree. Second by Micheal Davenport **Approved 5:0**

Melissa made the motion to hire an Olympia Tree Team, Option 1 for deciduous tree trimming with a max amount of 3,000 .Second by Micheal Davenport **Approved 5:0**

Melissa made the motion to contact Dille for contract creation/review for tree trimming and removal .Second by Micheal Davenport. **Approved 5:0**

For now we will not be trimming the evergreen. Will contact lawn pros if they can trim evergreen trees along fences.

C. Little Library & Towing Company- Elena will follow up with girl scouts and B&I for

repairs and replacement.

D. Easter Event- Melissa is donating baskets, eggs, and crafts for the event. Will be posting for donation of egg fillers, basket fillers, and volunteers to help. Survey was put out to see how many children are in the neighborhood. Age divided for the Easter egg hunt. More information will be sent out soon. (Looking at the weekend before Easter)

E. Previous Board turn over of Items - Previous Board Secretary is denying contact with the Board in regards to getting files owned by the email he was giving. Google locked the account and we need the security code sent to this person. Board will not pursue this father and will take the loss of documents not turned over, If it happens again by this person, the lawyer is very aware and will move forward if need be.

7. Open Forum for Comments and Questions:

8. Next HOA meeting will be held: Sunday, April 14th, 2024 via google meet @ 4pm

9. Meeting Closed: 4:39

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

below

Esigned: April Newman 4/14/24 Esigned: Elena Pilor 4/14/24