

Nisqually Estates HOA Board Meeting  
January 9, 2006

Present: Keri May, Randy Betts, Scott Mathis, and Andrea Crosby  
Homeowners Present: Rob Mendel

Open: The regular board meeting for the Nisqually Estates Homeowners Association was called to order at 7:02pm.

1) Minutes - Motion to accept December's minutes by Randy Betts, 2nd by Scott Mathis  
Vote 4-0

2) Treasurer's Report

- a) Dues - 36 homeowners have paid their dues
- b) Financial Report - Motion to accept December's Financial report by Keri May, 2nd by Andrea Crosby Vote - 4-0

3) ACC

- a) Plans were approved for lot #70. Also, plans were not accepted for a rental home. The renter needs to get homeowner approval before they can submit plans.
- b) ACC Guidelines will be revisited next month.

4) Old Business

- a) Property on Rainier side - Neighbor complaining about homeowners dumping on their land. We will look into this and discuss at February's meeting.
- b) Trees in entrance are braking. They need to be trimmed and the broken limbs need to be removed. We need to talk to Mike Iverson about adding pruning to our contract.
- c) We need to decided what needs to be done about the erosion in the retention pond on 105th.

5) New Business

- a) Newsletter will go out the beginning of February. We will make sure we add the winners of the Christmas Light Contest.
- b) Amendments in 2003 - It has been brought to the boards attention that the previous board didn't follow the by-laws in 2003 regarding the amendments. Because of this, we are as of now rescinding these amendments. Motion by Randy Betts, 2nd by Scott Mathis Vote - 4-0
- c) Copy Card - Our copy card at the UPS Store has run out. Keri will renew this.
- d) Savings Account - Can left over money be placed in a CD? The board will look into this.

Meeting adjourned at 7:33pm

Next meeting is on February 6th @ 7:00pm

Keri May's House

Nisqually Estates Board Meeting  
February 6, 2006

Present: Keri May, Terry Kaminski, Andrea Crosby, Randy Betts, and Scott Mathis

Opening: The regular board meeting for the Nisqually Estates HOA was brought to order at 7:03pm

1) Minutes - Motion to accept January minutes with added detail by Keri May, 2nd by Terry Kaminski Vote - 5-0

2) Treasurer's Report

a) Motion to accept January's financial report by Keri May, 2nd by Scott Mathis  
Vote - 5-0

b) Dues - 74 homeowners have paid their dues so far. Randy will walk around to those who haven't paid to give a friendly reminder. Then letter will be sent out.

c) Web Page - Brett will renew the web page for \$305.95 for 5 years. Motion by Keri May, 2nd by Scott Mathis Vote - 5-0

3) ACC

a) Guidelines - The ACC is working on a separate guideline policy. They are looking good and copies will be made for homeowners who request them. Motion to accept the guidelines with a few minor adjustments by Randy Betts, 2nd by Keri May Vote - 5-0

4) Old Business

a) Neighbor on Rainier side - Some homeowners are dumping lawn waste and trash on the neighbors property. The neighbor has contacted a lawyer and the lawyer has contacted us regarding this problem. Some of this land is considered a wet land. A letter will be typed up and sent to these neighbors to inform them of the problem.

b) 2003 amendments - a question has been brought up that we cannot rescind the amendments. In the by-laws on page 14 it explains that we can rescind the amendments.

5) New Business

a) The annual yard sale will be held the first weekend of June. We will discuss this in april.

b) It was brought up that there might be a safety issue with the quest trucks parked at the end of 105th. We will put a note in the newsletter to mention this. Also, the construction company has broken the sidewalk between the trail and our neighborhood. They will repair this.

Meeting adjourned at 7:53pm

Next meeting March 13th @ 7:00pm  
Keri May's House

Nisqually Estates Board Meeting  
June 19, 2006

Present: Keri May, Randy Betts, Terry Kaminski, Andrea Crosby and Scott Mathis

The regular board meeting for the Nisqually Estates was called to order at 7:00pm.

1) Minutes: Motion to accept April minutes by Keri May, 2nd by Randy Betts Vote - 5-0

2) Financial Report:

a) Financial Report - Motion to accept by Keri May, 2nd by Andrea Crosby Vote - 5-0

b) Dues - 2 homeowners will have liens placed on their homes. Everyone else has paid.

3) ACC:

a) A homeowner has submitted plans for a deck that are still pending, and another has submitted plans for house painting that were approved.

b) Covenant Violations - We have had a few people not mowing their lawns and need to keep the front of their house nicer. We are working on this. The ACC needs more copies of the revised ACC Guidelines. Motion to purchase a copy card to cover additional copies of this book by Randy Betts, 2nd by Terry Kaminski vote - 5-0

c) Grates in Red Fern retention pond are broken. Not sure how to fix this. We will look into it.

4) Old Business:

a) Retention pond on 105th - We are thinking of building a retaining wall with cement blocks. Mike will get back with Randy regarding this.

b) Annual garage sale - What a great success!! A little rain, but lots of fun!!! Thanks to all who participated.

5) New Business:

a) Neighborhood BBQ - August 12th @ Yelm City Park Time - 1-4pm. This year, place a sign on the covered area in the morning. Last year people had to be asked to leave and they were not happy. Randy will take care of purchasing the food. Homeowners will bring a side dish.

b) Newsletter - Picnic, Basketball hoops, playing in the road...

c) Basketball - Kids are playing basketball in the road. This is a danger. Also, basketball hoops are not allowed in the road, they need to be in peoples yards. Keri will put something in the newsletter regarding this.

d) Sprinklers - The sprinklers need to be turned back on. Keri will call LawnPros and get this done.

Close @ 7:36pm

Next meeting - August 7th @ 7:00pm

10345 Red Fern Ct. SE

Nisqually Estates Board Meeting  
September 11, 2006

Open - 7:05pm

The regular board meeting for the Nisqually Estates Homeowners Association was brought to order at 7:05pm.

1) Minutes - Motion to accept August's minutes by Randy Betts, 2nd by Terry Kaminski Vote - 5-0

2) Treasurer's Report

a) Financial Report - Motion to accept Financial Report by Keri May, 2nd by Andrea Crosby  
Vote - 5-0

b) Next Years Budget - Motion to accept this years budget as next years budget by Keri May, 2nd by Terry Kaminski Vote 5-0

3) ACC

a) New Plans - No New Plans

b) Boats - One boat owner would like to keep his boat at his house. He thinks it improves the value of his home and the neighborhood. He doesn't want to change the covenants, just want an approval to have it out during boat season. Boards Decision is this: We cannot make decisions on what is nice and what is not. Our covenants say not boats or RV's. We will base our decision on that. If you have a boat, it must be stored in an approved enclosure or stored off site.

c) Flag Pole - The homeowner that wanted to speak on this did not show. We denied the appeal. If you want a flag, it must be flown on your house.

4) Old Business

a) Retention Pond - Randy

b) Nominating committee - Terry will contact the committee

c) Annual Membership Meeting - Randy will get envelopes to Keri. Keri will call the Lions Club.

5) New Business

a) November's Newsletter - we will have something in the newsletter regarding the CC&R Guidelines.

Meeting adjourned at 8:03pm

Next meeting will be October 9, 2006

Keri May's House

Nisqually Estates Board Meeting  
October 9, 2006

Open: The regular board meeting for the Nisqually Estates Homeowners Association was brought to order at 6:35pm.

1) Minutes - Motion to accept September's minutes by Terry Kaminski, 2nd by Randy Betts Vote - 3-0

2) Treasurer's Report

a) Financial Report - Motion to accept financial report by Keri May, 2nd by Terry Kaminski  
Vote 3-0

3) ACC

a) New Plans - No new plans

b) E-mail Regarding Violations - An e-mail was received from a homeowner with the following "Violations."

1) "Brown VW Camper" - This is a vehicle. The board does not feel this is classified as an RV and there for is not a violation.

2) Car in driveway - The board is not sure if this is truly a violation. We will contact the police to see what there definition of "Disabled" is.

3) "Stain Fences" - There is no mention in the CC&R's that fences must be stained.

4) Home Businesses - The business that was pointed out to us was approved by a previous board. We will look into the paperwork on the approval. The board doesn't believe that this business actually violates any of the CC&R's.

c) By-Laws and Covenants - These are really worthless if we do not follow up on them. We all moved into this neighborhood because it was nice and the by-laws and covenants are in place to keep it nice. We need to make sure that when a notice is sent about a violation we follow through with it. This summer we have had 6 violations and 5 were corrected. The 6th was not and nothing has been done. We need to make sure we are following through. Keri will send Scott an e-mail regarding this.

4) Old Business

a) Retention Pond - Randy is meeting with the city of yelm on October 10th

b) Nominating Committee - Terry is waiting for Stephanie Ray to return her phone calls.

The list was sent to Keri via e-mail. Erik Dilg will be added to the list.

c) Annual Meeting - Randy will take care of the Proxy. The agenda will be as follows: 1) Introductions, 2) Treasurer's Report, 3) New Business, 4) Nominations/Election of Board Members, 5) Adjournment

5) New Business

a) E-mail Regarding Crosswalk - The board received an e-mail regarding the fact that kids are crossing highway 507 and that we should have a crosswalk there. We totally agree, although we have no place to fix this. A neighbor has passed out a petition and sent it in to the state.

b) November's Newsletter - Keri Will work on this...

c) Sprinkler System - Keri will call to set up our winterizing and get the water turned off.

Meeting adjourned at 7:07pm

Next meeting will be November 14th at 7:00pm

Keri May's House