

**Draft Nisqually Estates Homeowners Association (HOA)
Board Meeting minutes Jan 11, 2026**

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

Board Members Not Present:

Other Homeowners or Guests Present: Tara Jaksha, Sarahi Ramirez, Carla Edwards

1. Meeting opened: **6:35 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 Annual Meeting minutes from November 15, 2025. Second by: Valerie Vajda **Approve: 5:0**

B. A motion was made by April Newman to approve the Executive Meeting minutes from November 15, 2025. Second by: Micheal Davenport **Approve: 5:0**

C. Melissa Worthington made the motion to approve the payment plan for a homeowner 2026 dues of \$30 for the next 11 months with a due date of 15th. If it is 10 days late it will be sent to the lien. Second by: April approved 5:0

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

A. Financial Status (account balances and anticipated expenses)

i. Savings (Reserve) \$55,093.95 and Checking \$39,624.01 as of 1/11/26

ii. Bank statements shown: November, December

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

C. Deposits besides dues:

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

D. Dues Status: 79/120 as of 1/11/26 (Payment plan for 1 homeowner)

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

Members: Linda Gilcrease (Hill), Tara Jaksha

A. Drive around date(s): December

B. Requests: 2 Fence repairs

C. Notices and Violations: Broken down cars/repairs, Yard maintenance, debris on porch, furniture in driveway, Fence maintenance, 1 new sent to fine for fence.

D. Next drive around scheduled for: 1/31/2026

5. Old Business:

A. Wood Fence (Tract C): The fence will be replaced in the spring when weather is better for this project. The board will start collecting bids in April with work anticipated to start in the May/June time frame.

B. Signage for detention ponds: Signage is needed for the detention ponds ASAP due to liability concerns. This is not a weather dependent project, and can be done in the immediate future. Michael Davenport, Sierra Thornberry & Melissa Worthington will research the cost of signage. The board would like this project to be voted on by the next board meeting in March.

C. Mugler/Leprowse Boundary Issues Legal Status/Update: The last communication from Ms. Mugler's attorney was received 12/11/25. She is seeking a written agreement with the HOA that it will (a) enforce the 8' fence and maintenance requirements; (b) comply with the plat restriction requiring an undisturbed buffer as to HOA-owned property; (c) and maintain the HOA property in accordance with the fence requirement. Our Attorney responded asking her how we are expected to enforce the 8' fence requirement as the HOA does not regularly inspect homeowner's backyards or fences. Her attorney has not yet responded.

D. Holiday Contest Results: The 2025 Holiday light Winners are, 1st place the Larson Family- 10433 Brighton ST SE, 2nd place the Pham Family -10409 Brighton ST SE, Participation Drawing- Dilg Family- 10403 Brighton St Se

We had 22 residence votes in the contest with a total of 39 votes. Thank you again for everyone who participated in our Neighborhood decoration contest.

Results: 10433 Brighton - 11 votes, 10409 Brighton - 9 Votes, 10410 Brighton - 4 votes, 10511 Farwest - 4 votes, 15148 105th - 2 votes, 10345 Red Fern - 2 votes, 10433 Red Fern - 2 votes, 10425 Red fern - 1 vote, 15344 105th - 1 vote, 10416 Brighton - 1 vote, 10417 Brighton - 1 votes, 15007 105th - 1 votes

6. New Business:

- A. Board Member roles: Over the years, the definition of board member roles has become more and more relaxed. The workload has not been distributed as it should, and more often than not, tasks were largely fulfilled by one or two people. As board members, it is imperative that we take ownership of our responsibilities for the board to function effectively. It will take time to find a new rhythm, but will foster a much more manageable workload for all board members once that is achieved.
- B. Bi-monthly & Annual goals, work group meetings: To help accomplish our projects for 2026, we will be prioritizing and assigning tasks at meetings to be completed before the next bi-monthly meeting. During busy months, or for large projects, work group meetings will be held in the month between bi-monthly meetings. We will be adding a "2026 Project Status" section to the meeting minutes so homeowners can easily follow our progress throughout the year. There will also be a new "Tasks" section in the minutes. This will help with transparency for homeowners, and board member accountability.
- C. Problem Trees: Tree at Main entrance is leaning towards the monument. Seems to be leaning more than it has. The tree at the corner of the entrance and Brighton (by power box) is mostly dead. The tree where the new wall is dead, another tree in the pond by the trail top of the tree is dead. 4-5 trees estimated need to be removed.

7. Tasks to be completed before next meeting:

- A. Signage: Michael Davenport, Sierra Thornberry & Melissa Worthington will look into company options and pricing.
- B. HOA files organized and templates created for ACC- Tara Jaksha, Sierra, & Val
- C. Board member position job/responsibilities documents created- Sierra, Melissa, April
- D. Drive around-Michael
- E. Tree Removal bids-Melissa

8. Open Forum for Comments and Questions:

Question: Is there a way to get updates on projects/items just for homeowners:?

Answer: we will look into a section on the website.

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:** 3/15/26 at 6:30pm PST

9. **Meeting Closed:**8:01pm

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

Esigned:

Esigned:

