

**Nisqually Estates Homeowners Association (HOA)**  
**Board Meeting minutes Aug 17th, 2025**

Board Members Present: Melissa Worthington, April Newman, Elena Pilor  
(connection dropped),

Board Members Not Present: Justin Suina, Michael Davenport

Other Homeowners or Guests Present: Linda Gilcrease (Hill), Valerie Vajda, Tara Jaksha,

1. Meeting opened: **7:07 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 made by Melissa Worthington to approve Meeting minutes from June 11, 2025 **postponed until the next meeting.**

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

A. Financial Status (account balances and anticipated expenses)

i. Savings (Reserve) \$45,037.71 and Checking \$38,715.28 as of  
8/17/25

ii. Bank statements shown: June, July

B. Expenses paid (withdraw):

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

ii. Lawyer: \$39.50

lii. Taxes-. \$43.19

C. Deposits besides dues:

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

D. Dues Status: 120/120 as of 6/30/25, 2025 (Payment plan complete for 1 homeowner)

Motion Made by Melissa Worthington to Approve the payment for the final year of our Reserve study agreement. Second By April Newman **Approved: 3:0**

**Question:** What is the reserve study? Do we have to continue the reserve study once it ends?

**Answer:** Reserved Study is a budging tool to help plan for hoa items maintenance. We think because we have started it we have to continue with either the same company or find a new one. Will verify with washington state code.

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

Members: Linda Gilcrease (Hill), Valerie Vajda, Tara Jaksha

A. Drive around date(s): July

B. Request: 10 requests -4 approved (flowerbed, paint, Chickens) (4 in review chickens,).

C. Notices and Violations: 50 notices sent Trailers, Broken down cars, Yard Maintenance

#### **5. Old Business**

~~A. Wood Fences Tract C- on pause, will have to collect new bids from new contractors once un-paused. Neighboring property along that side has gotten a lawyer involved and we need to settle that first before moving forward. Issues of 6 ft vs 8ft.~~

~~B. Ponds VS dirt bikes, electric bikes, and others- cost break down Amazon, discount signs, smart signs, signs.com~~

~~C. Advertisements for companies- Melissa was contacted by a couple of companies to advertise on our website. In the past they were given a fee for a year of advertisements, which the hoa used to help with website cost or projects/activities for the neighborhood. Melissa and Elena will look into it more on what we would charge.~~

~~D. Annual Yard Sale- June 20-22nd (two weeks) and July 18-20 Elena will post flyers around town. Board will post on all social and Craigslist sites. Signs will be posted at the entrance. The board member had connection issues, and the call dropped. Quorum not present. Meeting Called at 7:27~~

#### **6. New Business**

~~A. Annual Meeting location, date and time Nomination letter to be sent out by the end of Aug.~~

~~B. West Nisqually Meadows property line.~~

#### **7. Open Forum for Comments and Questions:**

**8. Next HOA meeting will be held:** no meeting scheduled

**9. Meeting Closed:** 7:27

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

**Esigned: April Newman 11/15/25**

**Esigned: Melissa Worthington 11/15/25**