

## Agenda - Nisqually Estates HOA Annual Meeting

Saturday, October 6<sup>th</sup>, 2018 - 9:30 – 11:00 AM

Olympia Federal Savings Bank

907 W Yelm Ave, Yelm, WA 98597 (In front of Yelm Medical Clinic)

1. Homeowner Sign-in and Proxy Verification.
2. Quorum Reached.  
(Meeting will start once quorum is achieved, but not later than 9:30 AM)
3. Introduction of Current Officers:
  - a. President: Rebekah Jordan
  - b. Vice President (Vacant)
  - c. Treasurer: Lynda Newcomb
  - d. Secretary: Melissa Worthington
  - e. Board Member at Large (ACC Chairperson) (Vacant)
4. Introduction of Mayor JW Foster:
  - a. JW Foster says yelm is growing in population and the budget is keeping steady with it. in the last few years he was able to get the budget for more employees such as policemen, and city reps. if any one has any questions feel free to contact JW Foster.
    - i. **Question:** What is the plan to help get kids safe across 507 form our community to school.? People don't seem to stop when the signs are flashing.  
**Answer:** Foster would light to see a stop light but he has to take it to state cause 507 is a state highway. He has asked the school if they can get volunteers to help with crossing children, no one has volunteered to do so. Foster also said that the flashing lights have helped. If officers are not busy they come and help to which helps a lot as well. Furthermore Foster stated that Nisqually Meadows can contact the chief of police to volunteer crossing the children do and don'ts.
    - ii. **Question:** What is going on with the loop?  
**Answer:** Foster stated that they got it mostly built. Now we are the Squeaky wheel about getting it done, project has moved up the list and should be able to drive on 2022. see the save yelm web site or the video link on the City of yelm website.
    - iii. **Question:** When will the loop be started?  
**Answer:** depends on when they can get the gopher population moved and when the preserve will be done for them. Hopefully will be started next year.
    - iv. **Question:** Will the Loop consist of a new bridge or widening the existing bridge?  
**Answer:** As of right now there is no proposal for a new bridge or making existing wider. it's just a loop right now no connection to 507 in makenna, Possibly a new roundabout by the school in makenna and maybe a light or round a bout by vail road to help flow the traffic faster through town.

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v. **Question:** If there is not something in town ( such business) how can we go about getting it in town?

**Answer:** Need to talk to companies not in town. Yelm is doing really well and want to expand. if a restaurant or place don't want to come to town have them contact the mayor. \* we are kind of a foodie town.

vi. **Question:** What about the homeless on the trail or in town?

**Answer:** Foster says we have several programs to help the homeless from food to housing, to shelters, to assistances. Its not legal to be homeless, its legal to destroy or cause problems. The police do know all the homeless in town and talk to them weekly to see if they can help in any way. the problem is most don't want help. He recommends that if you use the trail try not to walk or run or bike by yourself. always better to be with someone or have protection if needed. the County owns the trail, so yelm could not send officers down all the time. they can respond if there is a problem but not patrol the trail. Yelm does have a lower crime rate than others in the area. Suggestion: adding solar lights in the darker places between our community and town. for students and citizens.

vii. **Question:** What can we do about speeding in our community?

**Answer:** Yelm does not like speed bumps. but send the Mayor a comment and he will see what he can do.

### 5. Nominations and Elections to the Board of Directors for the Coming Year

- a. Rebekah Jordan - 25 Votes
- b. Melissa Worthington - 24 Votes
- c. Jamie Rachor - unable to attend meeting (made previous arrangement with current board).  
Husband came- 19 votes
- d. Amanda Beaver - Did not attend. did not vote on today- 14 votes
- e. April Newman - Did not attend. did not vote on today- 11 votes
- f. Corrine Wolford- 17 Votes

- Any nominees can come to a monthly board meeting and ask to be a board member if still interested the board will vote at that time. New Board members- Rebekah, Melissa, Jamie, Corrine

### 6. Financial Report.

- a. Account Balances: checking-                      savings-
- b. 2018 Budget- Home owners voted for Approval. (Quorum achieved)
- c. Dues for 2017: \$189
- d. Expenses for 2017 vs 2018

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e. Taxes

f. Insurance Costs

g. Bill's- lawn pro's paid for the month of October so whoever takes over don't have to worry for a month

- where does the yard sale cost come out of and where does the Holiday Prizes come out of in the budget.
- The tree trimming from lawn pros cost \$1200
  - This included removing two trees, trimming all HOA Properties to 7 feet from the ground.
- is the attorney costing more?
  - the attorney is actually costing less now because we don't have to pay for a year only what we use.
- Block Party cost- BLOCK PARTY NOT AN HOA EVENT

7. Old Business.

- a. Park Status- a tree needs to be replaced. Could use some more people on the Committee. We do have a swing set pick out and some benches and tables for parents. We need a Licensed and bonded contractor that can install play equipment.
  - i. Rob & Warren would like to join the committee
- b. Trees in front of houses are owner responsibility
  - i. best to trim in spring when all leaves are grown.
  - ii. HOA is looking into maybe having Lawn Pros do a pick up trimmings in the spring for all houses that trim their trees. Would cost about 800 for Lawn Pros to do. Will Be discussed when it gets closer to spring.
  - iii. Suggested that maybe some neighbors could volunteer and help each other out. so everyone could take advantage of the trimming hall away.

8. New Business.

- a. ACC Concerns: Garbage/Yard Waste Receptacles, RV/Trailer Parking, Yard Maintenance, cars, Parking issues, Aging of neighborhood.
  - i. one house will be fine for painting, the other renters are moving out and will be working with home owner.
  - ii. all members currently still part and want to continue. Tessa would like to join for a few months before she moves out of state.
  - iii. It was talked about maybe limiting how many cars a home can have- this was turned down.

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- iv. Acc wants to try to have more consistency and supplying fines.
    - 1. is there a way to raise the fine if it doesn't make a difference. fines currently 35\$ a week if not taken care of it will move to \$70 then \$100.
  - b. Review of Yard Sale. Feedback for Next Year.
  - c. Announcement of Board of Directors Election Results.
9. OPEN FORUM. Questions and Answers.
- a. Since we had a quorum we voted on Vinyl fencing: All Approved 3 Opposed ( will add vinyl as a fence type)
    - i. Benefits of vinyl- cost effective, color choices, low maintenance
    - ii. Concerns - colors, height, Style, warranty, wind and attachment to wood fence.
      - 1. how it holds up to wind?
      - 2. is the Warranty transferred to new owners if home owner sells house.
      - 3. if abutting a wood fence how would they attach to each other.
      - 4. will everyone have to convert to it?
        - a. no its just gonna be another style like chain link.
    - iii. HOA- Suggestions
      - 1. Want it to look like real wood fence. natural colors. Similar styles to the wood fences. NO White
      - 2. Will require ACC approval same as other fences.
10. Adjournment at 11:04 Next Meeting **December 10th @ 6:30 pm @ 10415 Red Fern Ct SE**

  


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Board Meeting October 7, 2018

Members Present: Rebekah Jordan, Melissa Worthington, Kailee Warren, Amanda Beaver, Corrine Wolford

Amanda Beaver was voted on to the Board via text and email messages.

Rebekah Jordan - President  
Melissa Worthington - Vice President  
Kailee Warren - Treasurer  
Amanda Beaver - Secretary  
Corrine Wolford - ACC Chair

All members voted into their positions as listed above. Lynda Newcomb will be taken off Timberland checking and savings Bank Accounts and Kailee Warren will be added.

voted on: all approved.

Signature: \_\_\_\_\_



Signature: \_\_\_\_\_

