

Nisqually Estates Board Meeting

January 12, 2004

Opening:

Meeting called to order at 7:10pm

Present: Kathy Remski, Steve Mendonca, Casey DeBow, and Keri May

A. Approval of Minutes - December 8, 2003

Motion: Steve Mendonca, Seconded by: Casey DeBow - Vote: 4-0

B. Financial Report - Steve Mendonca

1. Approve November Report - Motion: Casey DeBow, Seconded by: Steve Mendonca
Vote: 4-0

2. Approve December Report - Motion: Keri May, Seconded by: Casey DeBow, Vote 4-0

3. Dues Report - Over half have paid. Steve will have exact numbers in February

C. ACC - Casey DeBow

Randy Betts submitted plans

Scott May as alternate for ACC Committee

Motioned by: Keri May, Seconded by: Steve Mendonca, Vote: 4-0

D. Old Business

1. Good Neighbor Policy letter not needed. Incorporate something in February's newsletter

2. Web Page - Nearly complete. Working on registering domain name. Have Brett continue on this. Figure out total cost and discuss at Feb. Meeting Motion to have Brett continue and establish domain - Casey DeBow, Seconded by: Steve Mendonca, Vote: 4-0

Casey will relay this to Brett!

E. New Business

1. Newsletter input - Dues info, Volunteers, work party day, new board, web page, cats, board mtgs, etc.

2. MCI Lawn maintenance - Final Bid - \$250.00 per month, \$3,000.00 per year

3. References - Yelm Today's Dental, Yelm Fire Dept., Bonnie and Randy Pagan

Motioned by: Keri May, Seconded by: Steve Mendonca, Vote: 4-0

Steve will cancel Artistic Grounds Kathy will start MCI April 1, 2004

4. Kathy will talk to Mike Iverson from MCI about buying replacement trees, maybe Red Flowering Current. Kathy will count dead trees and have a report in February.

5. Christine Prather would like to be added to February Minutes to discuss updating playground.

Meeting Adjourned at 8:30pm

Next Meeting - February 9, 2004 @ 7:00pm at Kathy Remski's House

Minutes Submitted by: Keri May

Nisqually Estates Board Meeting

*Meeting Minutes
February 9, 2004*

Opening:

The regular meeting of the Nisqually Estates HOA was called to order at 7:05pm on 2/9/04.

Present:

Kathy Remski, Brett Shankle, Casey DeBow, Steve Mendonca and Keri May

1. Minutes

A) Approval of Minutes - 1/12/04

*Add that Brett Shankle was absent. Motion to approve by: Brett Shankle,
Seconded by Casey DeBow Vote 5-0*

B) Approval of Special Meeting Minutes - 1/23/04

*Motion to approve minutes by: Steve Mendonca, Seconded by Brett Shankle
Vote - 5-0*

2. Treasurer's Report

A) Financial Report - Beginning Balance of \$3250.83, Ending Balance of \$10,399.57. Savings Balance of \$4,018.37

Motion to approve by: Brett Shankle, Seconded by Casey DeBow Vote - 5-0

B) Dues - 6 haven't paid from last year and 32 haven't paid from this year.

Placement of Liens - 6 from last year

32 from this year will get a notice at the beginning of March.

Steve will try to go to the county by the end of the month to get a copy of Lien.

Kathy will read bylaws to see if we can do a monthly late fee.

3. Architectural Control Committee

No Activity in the last month

Check by-laws for issue about trash in yard.

Maybe we should change by-laws to say that everyone should have trash collected.

10425 Brighton has trash in from yard. Violation of page 21, Article 14, Sec. 12

Casey will send a letter

4) Old Business

A) MCI - Signed contract. Artistic Grounds is canceled

Kathy will have husband check to see if we can get top soil from Wilcox Farms
Waiting to hear back from MCI on cost of new trees.

B) March 27th Work Date...Good Response

C) Web Page

Contract is for \$83.40 for the first year and \$92.35 each additional year

E-mail address is nisquallymeadows@yahoo.com

Web Address is www.nisquallymeadows.info

Brett will check the e-mail address and forward info to who ever needs it.

Motion to pay yearly web hosting and renew annually with \$8.95 domain name
Motioned by: Steve Mendonca, Seconded by: Casey DeBow Vote - 5-0

5) New Business

A) Christine Prather did not show

B) Property is still in Harr Homes Name

10413 Redfern Ct. SE - Park

15102 105th & 10432 Redfern Ct. SE - Retention Pond

Meeting Adjourned at 8:02 by Kathy Remski

Motioned by: Brett Shankle, Seconded by Steve Mendonca Vote 5-0

Next meeting will be on March 8, 2004 at Kathy Remski's house at 7:00pm

Minutes submitted by Keri May

Nisqually Estates Board Meeting
March 8, 2004

Opening: The regular meeting of the Nisqually Meadows HOA was called to order at 7:05pm.

Present: Casey DeBow, Steve Mendonca, Brett Shankle, Kathy Remski, Keri May and Sean Barrett

1) Approve February Minutes:

Add that Sean Barrett was present and change e-mail address to nisqually_meadows@yahoo.co

Motion to approve with changes: Brett Seconded by: Steve Vote - 5-0

2) Treasurer's Report - Steve

A) Financial Report for February: See Doc. Attached. Haven't received a bill from Puget Sound since January.

Motion to accept financial report: Casey Seconded by: Brett Vote - 5-0

B) Dues Status: 4 haven't paid from 2003 - Letters were sent out. 1 NSF Check - Steve will bill homeowner \$25.00.

Should we type up a generic letter to resident to get info on who lives at what house and if they have owner information??

30 day intent to lien out in May with the lien filed in June. Less than 20 left to pay for 2004.

C) Income Tax: Sean will call his dad and get opinion on how he thinks we should handle deal with it this year. Steve will call accountant Mia Glassy.

Motion to pay an accountant to file: Brett Seconded by: Steve Vote - 5-0

3) Architectural Control Committee - Casey DeBow

No Activity to report this month

Casey went by house on Brighton St. to check for trash and so no trash. He didn't send a letter but did say would go by again.

Note left on car @ 10407 Brighton. Not sure who left it. Kathy will investigate.

4) Old Business

A) March 27th Work Party: Keri will put fliers on Mailboxes. Start at 8:00am

Allen from original nursery never called back.

MCI total for all trees is \$1,640.00 plus tax

Gordens - Sweet Gum - 49.99, Flowering Current - 42.99 (5'-6'), Scotch Pine - \$69.89,
Austrian Pine - \$49.99

We can spend about \$5,550.00

Motion to go with Mike @ MCI to purchase trees: Keri Seconded by: Kathy Vote - 5-0

Kathy will get it all set up and ask about picking up dead stuff.

Casey will order 40 yards of top soil

Motion by: Keri Seconded by: Brett Vote - 5-0

Front end loader w/backo: Kathy will rent

Motion by: Brett Seconded by: Steve Vote - 5-0

Maybe have food if we have a good turn out

Meeting adjourned @ 8:20pm

Motioned by: Brett Seconded by: Casey Vote: 5-0

Minutes prepared by: Keri May

Nisqually Estates Board Meeting
April 2004

Opening: The regular meeting of the Nisqually Estates Homeowners Association was called to order at 7:15pm.

Present: Keri May, Kathy Remski, Casey DeBow, Sean Barrett

Absent: Brett Shankle and Steve Mendonca

1) Approval of March Minutes - Motion by Casey DeBow, 2nd by Kathy Remski

2) Treasures Report

Motion to accept treasures report by Keri May, 2nd by Casey DeBow

Check to see if monthly reminder notes were being sent out.

Kathy will e-mail and try to update records

Kathy will talk to Steve about 30 day intent to lien letter and Lien Letters

Income Taxes:

Steve found last years...Maya filed an extension. Steve will fill out and send in income taxes by next month.

2) ACC

Plans Submitted:

Jim and Christine Prather - Hedge Approved 3-0

Sean Barrett - Fence Extension Approved 3-0

John and Andrea Crosby - Fence Approved 3-0

Toomey's - Partial Fence and Border Approved 3-0

3) Old Business

Harr Family said that by the 2nd week in May we should have the retention ponds and park in our name.

5) New Business

a) Additional Trees

Kathy will walk around and check to see how many more trees we need. She will order them from MCI.

Motion to order sweet gum trees - Motioned by Keri May, 2nd by Casey DeBow Vote 3-0

b) Landscaping Status...They are out working

c) Newsletter

ACC, Garage Sale, Picnic (August 14th), Kids at Play, Thank you to work party helpers, dues...

d) Garage Sale
June 4, 5, 6th \$5.00 Registration
Call Yelm Police about sign at the corner of 1st.

Meeting Adjourned at 8:15pm
Motioned by Keri May, 2nd by Kathy Remski Vote 3-0

Next Meeting: May 11, 2004

Nisqually Estates Board Meeting
May 11, 2004

Opening: The regular meeting of the Nisqually Meadows HOA was called to order at 7:01pm

Present: Steve Mendonca, Keri May, Kathy Remski, and Casey DeBow. Brett Shankle arrived late

1) Approval of April Minutes - Motioned by Casey DeBow, 2nd by Steve Mendonca vote 4-0

2) Treasurer Report - Motion to accept by Keri May, 2nd by Casey DeBow vote 4-0

Dues: 13 homeowners haven't paid. Letters were sent out to them.

3) ACC

A letter was sent to 15210 105th Ave. SE to inform them that they couldn't just rip out their yard and put in one big flower bed.

We need to have Mike Iverson trim bushes around entrance sign and around sprinkler head. A note will be sent with payment.

Fine System:

There will be a \$30.00 fee per CC&R violation if the violation is not fixed in 30 days. If it isn't fixed by 60 days, there will be another \$30.00 fee. At the End of 90 days, there will be another \$30.00 fee and an intent to Lien letter. The Lien will be filed 30 days after that and all fees will be paid for by the homeowner.

Motion to accept Fine System by Casey DeBow, 2nd by Kathy Remski vote 4-0

4) Old Business

a) Lien Procedures - Kathy talked to Nisqually Pines regarding their lien letter. The intent to Lien will be out by the end of May.

Motion to have the filing of lien fee equal to one years dues - Motioned by Brett Shankle, 2nd by Casey DeBow Vote 5-0

b) Is it okay to pay in retention ponds?? Are we liable if someone gets hurt? It is okay as long as no damage or vandalism happens.

Meeting Adjourned at 8:02

Motioned by Kathy Remski, 2nd by Keri May

Next meeting is June 14, 2004 at 7:00pm
Kathy Remski's House

Nisqually Estates Board Meeting
June 14, 2004

Opening: The regular meeting of the Nisqually Estates HOA was called to order at 7:05pm.

Present: Keri May, Kathy Remski, Brett Shankle and Casey DeBow. Steve Mendonca was absent.

1) May Minutes

Motion to approve by Brett Shankle, 2nd by Casey DeBow Vote - 4-0

2) ACC - Casey DeBow

8 Projects - All should be approved

Lot # 23 - A Complaint was received via e-mail regarding a fence. Fence needs to be restored. Casey will send a letter and look into the electric fence.

Nets on Golf Course - If we allow nets, they can't be trashy. We would like to strongly advised lining with trees instead of nets.

3) Old Business

a) Harr Family Homes - Quick claim deed
Kathy will call one more time and then call our attorney.

4) New Business

a) Sprinklers - Call Harr Homes about were they put sprinkler system. Put a lock on the sprinkler box. Maybe get a new timer.

Keri will send e-mail about having a sprinkler repair party.

b) Fire Department - Moved to Bald Hills. It will be that way until August. Public meetings will be coming up.

c) Letter for Fire System - Kathy finished the letter and Keri will send them out.

d) Intent to Lien letter done. Steve will send them out.

e) Steve is having issues with the bank.

Brett will put note on web about watering new trees
Next meeting we will need to review the nominating committee

Meeting adjourned at 8:30pm

Motioned by Brett Shankle, 2nd by Kathy Remski

Next Meeting July 12th at 7:00pm
Kathy Remski's House

Nisqually Estates Board Meeting
July 12, 2004

Opening: The regular meeting of the Nisqually Estates HOA was called to order at 7:08pm.

Present: Kathy Remski, Steve Mendonca, Keri May, and Casey DeBow. Brett Shankle was absent.

1) Approval of Minutes

Motion to approve June 14th, 2004 minutes by Steve Mendonca, 2nd by Casey DeBow.

Vote 4-0

2) Treasurers Report - Steve Mendonca

a) Motion to approve May Financial Report by Keri May, 2nd by Casey DeBow Vote 4-0

b) Dues - Only 4 still owe this year. 2 out of that 4 still owe from last year as well.

c) Intent to Lien Letters out Tuesday July 13th. 2 will go to each person. One by regular mail and one by certified with return recipe.

3) ACC - Casey DeBow

a) Lot # 23 - Fence issue is resolved.

b) How are we going to handle cars parked on road too long? It is a violation. Kathy and Casey will handle this.

4) Old Business

a) Harr Homes - Quick Claim Deed - They are in the process of transferring

b) Sprinklers - We need to buy a Key Pad System. Kathy is waiting on a price for a box and Steve and Bill will look into making a one.

Motion to purchase a Key Pad by Casey DeBow, 2nd by Steve Mendonca

Vote 4-0

5) New Business

a) Mailboxes - They are our responsibility. Steve will keep the information on them.

b) Newsletter - Kathy will get information to Keri. Keri will have it done and Steve will walk it around.

c) Picnic - Flyers will go out when the newsletter does. Time is Noon - 4:00pm

Natalie and Michelle will do the shopping. We will supply Hamburgers, Hot dogs, buns.

soda, condiments and paper products.

Meeting Adjourned at 8:01pm

Motioned by Steve Mendonca, 2nd by Kathy Remski Vote 4-0

Next meeting at Kathy Remski's house

Monday, August 9th @ 7:00pm