

**Nisqually Estates Homeowners Association (HOA)  
Board Meeting minutes February 11th, 2024**

Board Members Present: Melissa Worthington, April Newman , Elena Pilor, Michael Davenport , Justin Suina

Board Members Not Present:

Other Homeowners or Guests Present: Linda Suina

1. Meeting opened: **4:03 Pm Via Google Meets**

**December 5th meeting canceled due to no quorum of Board.**

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.

\*\*\*\*\* Please hold all questions until the end if time permits

2. **Motions/approvals**

- A. A Motion was made on 11/8/23 via text by Melissa to approve executive meeting minutes from October, seconded by Michael Davenport. **Approved 5:0**
- B. A motion was made by Melissa Worthington, seconded by Michael Davenport to approve meeting minutes from June 26, 2023, August 21, 2023 and October 8, 2023. **Approved 5:0**

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

- A. Financial Status (account balances and anticipated expenses)
  - i. Savings (Reserve) \$39,668.01 and Checking \$54,879.06 as of Feb 11, 2024
  - ii. Bank statements shown: Oct 2023, Nov 2023, Dec 2023 Jan 2024
- B. Expenses paid (withdraw):
  - i. Lawn Pros: \$1261.57/Mo: AutoPay
  - li. Lawyer: \$1,229 paid since Oct 2023
  - lii. Secretary of State- \$20
  - iv. Po. Box - \$210.00
  - V. Stamps- \$204.04
  - vi. Board Reimbursement- \$29.97

vii. Contest Gift card- \$145

Viii. City of yelm Water- \$442.16

ix, Email- \$77.83

C. Deposits besides dues:

1. Lien status (Total # of Liens, # of Properties with liens): No change (2 liens on 1 property)

D. Dues Status: 104/120 as of Feb 11th, 2024

i. First billing November 2023, Due Jan 1<sup>st</sup> 2024 Second

Billing 1/12/24

ii. Late fees start Jan 15<sup>th</sup> 2024

iii. Liens to be placed 30 days after due date (March)

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

Members: Linda Gilcrease (Hill), 2 openings

A. Drive around date(s): 2/10/24 Linda and Melissa

none in the last few months working on getting new members up to speed

B. Request: Painting, Fence, Boat Extension, Tree Removal, Trailer

C. Notices and Violations: we noted 18 violations but 7 are on the watch list for better weather.

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

A. Detention Ponds Maintenance- Will be looking into bids later this year. Running into only a few companies that do clean out.

C. Detention Pond Repair- Hopefully we will have this project started by Spring.

Bids : C&J Excavation \$15,151.52 requires 30% down

Mckee Enterprises- \$26,633.00

WA Earthworks- \$26,231.00

Melissa Wortington made the motion to hire C&J Excavation with a max amount of \$17,500 for Retaining wall install. Second by Justin Suina **Approved 5:0**

Melissa Worthington made the motion to contact Dille for Contract creation/review for retaining wall install. Second by Justin Suina. **Approved 5:0**

Wall funds will use some excess checking funds and some from reserves.

Justin is looking into seeding prices for when the wall is complete.

[Start collecting bids for Wood fences on ponds/wetlands.](#)

D. Wetland, Wetland buffer, Easement. We are working on a letter to the homeowners and making arrangements to see how bad it is. Board and ACC have discussed a plan moving forward. Board will discuss the date to inspect homes along that side.

E. Halloween Decor Contest- 1st was \$65 gift card 15020 105th (Davenport) 2nd was

\$40 gift card 10416 Brighton (Worthington) Drawing was \$20 10438 Brighton (Chenier & Tupper). Worthington and Davenport have donated their prizes back into the community.

F. Christmas light/decor contest- 1st was \$65 gift card 15131 105th (Wolford) 2nd was \$40 gift card 10511 Farwest (Newcomb) Drawing was \$20 15030 105th (Lyle)

## **6. New Business**

A. Bank and Post Office- we have had scheduling conflicts. PO- needed all new paperwork filled out. Will be done by the next meeting.

B. Tree Trimming and Removal- Note: per majority of tree trimmers we met with all the trees at the entrance the trees were topped about 10 years ago which is causing a lot of the issues now.

Funds for tree trimming and removal is coming from excess funds of the budget in the checking. Will not touch reserves for this

Bids : Olympia Tree Team- Option 1- \$2400 2 climbers truck chipper Option 2- \$80 per tree for 30+ trees a visit Option 3- canopy raise and crown reduction which requires a lift- \$125 per a tree assuming 30 or more. tree removal - N/A

Oaks Corporation- tree lift \$3000+tax tree Removal \$800 without grinding

Mountain view Tree Removal- Deciduous Trimming- \$5400 +Tax, evergreen \$2,200+tax, two trees removed \$1,800

Lincoln logging Tree care- \$250 per a Deciduous Tree Trimming, \$150 for evergreen trimming, Removal - \$300+ (12" or smaller) \$12 per inch grinding \$450 (13" larger) +\$12 per inch grinding \$300 min for grinding.

Melissa made the motion to hire Lincoln logging Tree Care for removal of 4 trees max. with a max amount of \$420 per tree. Second by Micheal Davenport **Approved 5:0**

Melissa made the motion to hire an Olympia Tree Team, Option 1 for deciduous tree trimming with a max amount of 3,000 .Second by Micheal Davenport **Approved 5:0**

Melissa made the motion to contact Dille for contract creation/review for tree trimming and removal .Second by Micheal Davenport. **Approved 5:0**

For now we will not be trimming the evergreen. Will contact lawn pros if they can trim evergreen trees along fences.

C. Little Library & Towing Company- Elena will follow up with girl scouts and B&I for repairs and replacement.

D. Easter Event- Melissa is donating baskets, eggs, and crafts for the event. Will be posting for donation of egg fillers, basket fillers, and volunteers to help. Survey was put out to see how many children are in the neighborhood. Age divided for the Easter egg hunt. More information will be sent out soon. (Looking at the weekend before Easter)

E. Previous Board turn over of Items - Previous Board Secretary is denying contact with the Board in regards to getting files owned by the email he was giving. Google locked the account and we need the security code sent to this person. Board will not pursue this father and will take the loss of documents not turned over, If it happens again by this person, the lawyer is very aware and will move forward if need be.

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

**8. Next HOA meeting will be held:** Sunday, April 14th, 2024 via google meet @ 4pm

**9. Meeting Closed:** 4:39

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

**below**

**Esigned: April Newman 4/14/24      Esigned: Elena Pilor 4/14/24**

**Nisqually Estates Homeowners Association (HOA)**  
**Board Meeting Minutes April 14th, 2024**

Board Members Present: Melissa Worthington, April Newman, Elena Pilor, Justin Suina

Board Members Not Present: Michael Davenport

Other Homeowners or Guests Present: Linda Hill, Rob Mendel

1. Meeting opened: **4:02Pm Via Google Meets.**

Announcement:

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\*\*\*\*\* Please hold all questions until the end if time permits

2. Motions/approvals

- A. A motion was made by Melissa Worthington on 4/1/2024 via text to approve the 30% down payment of \$4,545.46 to C&J Excavation, seconded by Michael Davenport. **Approved 5:0**
- B. A motion made by Melissa Worthington seconded by April Newman to approve Meeting minutes from Feb 11th 2024 Second Elena Pilor **Approved 4:0**

3. Financial Report: - April Newman

- A. Financial Status (account balances and anticipated expenses)
  - i. Savings (Reserve) \$39,700.54 and Checking \$50,479.16 as of 4/13/24
  - ii. Bank statements shown: Feb 2024, March, 2024
- B. Expenses paid (withdraw):
  - i. Lawn Pros: \$1261.57/Mo: AutoPay
  - ii. Lawyer: \$1,501.50
  - iii. Taxes- \$13.95
  - iv. Olympia Tree Team- Currently waiting on final statement
  - V. Lincoln Logging Tree Care- \$1621.50
  - vi. C&J deposit \$4,545.46 remaining balance \$10,606.06
  - vii. Insurance - not paid yet- the Name of our policy got changed somehow. State Farm is currently waiting on Corporate to review the change back to our

name. Should be corrected and paid by the end of month.

C. Deposits besides dues:

1. Lien status (Total # of Liens, # of Properties with liens): No change (2 liens on 1 property) Payment plan started

D. Dues Status: 119.5/120 as of April 14 2024 (On payment plan)

E. Melissa Worthington made the motion to move the budgeted 2024 reserve amount of \$5100 from checking to reserves. Second Elena Pilor

**Approved 4:0**

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

Members: Linda Gilcrease (Hill), 2 opening

A. Drive around date(s): 3/20/24 Linda and Melissa next drive end of April

B. Request: none

C. Notices and Violations: we noted 23 new violations, 5 repeat violations, and added 15 to the watch list for better weather.

**Reminder:** Anything exterior that is changed such as removal of trees, house paint, fences need an ACC request put in.

#### 5. Old Business

A. Detention Ponds Maintenance- Will be looking into bids later this year. Running into only a few companies does clean out. Will be contracting C&J for one of the bids.

B. Detention Pond Repair- retaining wall contract signed, deposit sent and received for C&J Excavation for a bid amount of \$15,151.52. Schedule for **End of June/ beginning of July**

Wall funds will come from excess checking and some from reserves if needed.

Justin is looking into seeding prices for when the wall is complete.

Melissa to contact C&J if the back corner of the fence needs to be removed as well for their work.

C. Wetland, Wetland buffer, Easement. We are working on a letter to the homeowners and making arrangements to see how bad it is. Board and ACC have discussed a plan moving forward. Board will discuss the date to inspect homes along that side. Waiting for dryer weather. Looks like end of May works for most Board Members

D. Tree Trimming and Removal. Removal was done 3/27-28/24 tree trimming was done 4/3/24.

trees were worse then what they thought had to use different equipment. No contract needed from a lawyer.

Funds for tree trimming and removal are coming from excess funds in the checking. Will not touch reserves for this.

Replacement tree for the tree that was removed at the entrance- Best time for planting is Oct. Need to research trees on Yelm City tree list, and get cost estimates for a new tree.

For residence trees they only did a streets/sidewalk lift if needed and removed hazard

branches. They didn't thin out the upper branches. They were using battery operated saws and lifts so they might have trimmed your tree without being noticed. I did observe and check on them multiple times throughout the day, the trees I observed being trim are even hard to tell what they removed.

E. Bank and Post Office- we have had scheduling conflicts. Bank is done. PO- still needs to be done.

F. Little Library & Towing Company- Elena will follow up with girl scouts and B&I for repairs and replacement. If not able to get a hold of contact, Melissa will contact the Girl Scouts she knows and ask if they will take over that project.

H. Easter Event- Melissa donated baskets, eggs, and crafts for the event. Linda Hill and the Suina's donated egg fillers. About 30 kids participated. For the first year it was a success.

## **6. New Business**

A. 2024 Yard Sale- Need to get a poll out to residents for what weekend they prefer. June 7-10th Ever After, June 9th Graduation, June 16th Fathers Day, June 13th-16th Aspen Farm Trails (horse weekend), June 21-22nd Prairie Days, July 4th holiday, July 26th BBQ Fest. April requested we have more July weekends.

B, Wood Fence Track C- Need to start collecting bids. Assigned to Justin Suina to start contacting. April is a good source for what we need to look at as for what we need for materials and approximate cost. Will get bids for six foot and eight foot fencing follow up on. Hopefully to have it done by the end of year. Need to look over documents more to make sure we are following them.

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

**8. Next HOA meeting will be held:** Sunday, June 2nd, 2024 via google meet @ 4pm

**9. Meeting Closed: 4:33**

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

**Esigned: Justin Suina**

**Esigned: Melissa Worthington**

**Nisqually Estates Homeowners Association (HOA)  
Board Meeting minutes June 2nd, 2024**

Board Members Present: Melissa Worthington, April Newman, Justin Suina, Michael Davenport,

Board Members Not Present: Elena Pilor

Other Homeowners or Guests Present: Rob Mendel, Tara Jaksha, Valerie V

1. Meeting opened: **4:04 pm Via Google Meets.**

**Announcement:**

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2. **Motions/approvals**

- A. A motion made by Melissa Worthington seconded by April Newman to approve Meeting minutes from April 14th 2024 Second April Newman **Approved 4:0**

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

- A. Financial Status (account balances and anticipated expenses)
- i. Savings (Reserve) \$44,836.84 and Checking \$39,455.77 as of 6/2/24
  - ii. Bank statements shown: April 2024, May 2024
- B. Expenses paid (withdraw):
- i. Lawn Pros: \$1261.57/Mo: AutoPay
  - ii. Lawyer: \$0
  - iii. Olympia Tree Team- \$2810.60 (\$189.40 under budget)
  - iv. Insurance -\$ 2,277.01 for 1 year. Next due April 2025
  - v. City of Yelm Water- Turn on
  - vi Backflow- Get scheduled
- C. Deposits besides dues:
- 1. Lien status (Total # of Liens, # of Properties with liens): No change (2 liens on 1 property). A payment plan was started, no further payments or communication have been received, and we need to contact the attorney about the next step.
- D. Dues Status: 119.5/120 as of June 2 2024 (1 on payment plan)

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

Members: Linda Gilcrease (Hill), 2 opening

- A. Drive around date(s): 5/4/24 Linda and Melissa next drive next weekend
- B. Request: (2 approved) 1 roof, 1 Retaining wall
- C. Notices and Violations: we noted 23 violations, 3 repeat violations, and added 20 to the watch list for better weather. Most were front garden area, Sent General reminder

**Reminder:** Anything exterior that is changed such as removal of trees, house paint, fences need an ACC request put in.

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

- A. Detention Pond Repair- retaining wall Schedule for **Start June 17 (Update been pushed out to end of June/July)**

Wall funds will come from excess checking and some from reserves if needed.

Justin Tractor supply, lowes and homedepot, 50lb bag for 3000 sf for about \$70 seeding straw blanket \$70, Topsoil \$4 per bag (will know how many needed when wall is complete) Justin will send in screen shots of price.

From last meeting- Melissa to contact C&J if the back corner of the fence needs to be removed as well for their work. [No, we do not need to remove it at this time.](#)

- B. Wetland, Wetland buffer, Easement. Letter complete just waiting on Board Schedules to inspect homes along that side. Waiting for dryer weather.

C. Wood Fences Tract C- Hopefully vote on next meeting Justin contacted H5 Fence, & Wood and link waiting on them to get back? Melissa to get him information on one who did it in the neighborhood in the past

- D. Post Office- was done in May

E. Little Library & Towing Company- Elena (not present)

- F. 2024 Yard Sale scheduled for June 21st-23rd

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

- A. City Of Yelm Parking Ordinance 10.24, ACC Documents need to be updated to support the new Ordinances.

B. Neighborhood Speed Limit-April will reach out to city/police

- C. BBQ - Come up with a time frame then reach out to Steele

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

Dirt bikes riding in the ponds. Leaving ruts, not okay, can cause damage. Damage has been noted. Anyone who sees this needs to document by video or photo and address of the house involved, and call the police if needed

- 8. **Next HOA meeting will be held:** Sunday, Aug 4th, 2024 via google meet @ 4pm  
Sunday Sept 8th, 2024 via google meet @ 4pm

#### 9. **Meeting Closed: 4:49**

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

**Esigned:      Melissa Worthington 8/19/24**

**Esigned:      Apil Newman 8/19/24**

**Nisqually Estates Homeowners Association (HOA)**  
**Board Meeting minutes August 19th, 2024**

Board Members Present: Melissa Worthington, April Newman, Justin Suina, , Elena Pilor

Board Members Not Present: Michael Davenport

Other Homeowners or Guests Present: Rob Mendel, Valerie Vajda, Linda Suina, Amanda Ellis,

1. Meeting opened: **7:32 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

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\*\*\*\*\* Please hold all questions until the end if time permits

2. Motions/approvals

- A. A motion made by Melissa Worthington second by Michael Davenport to approve Irrigation repairs at the entrance for 478.54+ Tax. **Approved 5:0**
- B. A motion made by Melissa Worthington seconded by April Newman to approve Meeting minutes from June 2nd 2024 **Approved 4:0**

3. Financial Report: - April Newman

- A. Financial Status (account balances and anticipated expenses)
  - i. Savings (Reserve) \$44,874.22 and Checking \$20,949.48 as of 8/19/24
  - ii. Bank statements shown: June 2024, July 2024
- B. Expenses paid (withdraw):
  - i. Lawn Pros: \$1261.57/Mo: AutoPay repair-\$524.03
  - ii. Lawyer: \$365.50 will be refunded by homeowner
  - iii. C&J- \$12,954.54 7/18/24 (\$17,500 total paid)
  - iv. City of Yelm Water - Turn on 6/7/24 \$924.83 Turn off 7/8/24
  - v. Backflow - \$50
  - vi. Stamps- \$200 for 1000
- C. Deposits besides dues:

1. Title Transfer fee:\$250 (1 home sales) waiting on 2 more
2. Lien status (Total # of Liens, # of Properties with liens): No change (2 liens on 1 property).  
Foreclosure has been started

D. Dues Status: 120/120 as of Aug 4 2024

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

Members: Linda Gilcrease (Hill), 2 opening

- A. Drive around date(s): 6/19/24,7/31/24,8/17/24 Linda and Melissa
- B. Request: (7 approved) 2 painting, 1 fence, 1 Porch 1 extensions for trimming, 1 Rock garden,1 driveway extension
- C. Notices and Violations: we noted 40 violations June/July, 3 repeat violations, and added 2 on watch list, 20 repeat violations July/Aug Most were front garden area/yards 8/17/24 5 new
- D. 1 In fine status
- E. Melissa made the motion to add Valerie Vajda to ACC Second by Elena

#### **Approved 4:0**

**Reminder:** Anything exterior that is changed such as removal of trees, house paint, fences need an ACC request put in.

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

- A. Detention Pond Repair- retaining wall done  
Melissa has contacted lawn pros to see if they can buy and lay seed. Currently on vac. Will respond when they get back.
  - B. Wetland, Wetland buffer, Easement. Letter sent will reach out again since only a few got back.
  - C. Wood Fences Tract C- (Plat 108.76 LF)
    - i. American Fence - \$7,177.73-6ft, \$7,982.55-8ft (110 LF)
    - ii. Lionheart Fence Builders- \$7,227-6ft, \$9,636-8ft (105 LF)
    - iii Wood and Link Fence Co- \$7,292.70-6 ft, \$8,508.15 (111 IF)
    - iv Cascade Fence & Deck- \$6,209.12- \$8,454.714 (93LF)
- Postpone vote until next meeting, Mike Newman will help with questions for the contractors, Will be doing 6 foot moving forward. 3:1 agreed
- D. Little Library & Towing Company- Elena has contacted them several times but have not heard anything back. Melissa and Elena will work on repairing and hopefully get a hold of girl scouts for refund.
  - E. 2024 Yard Sale scheduled for June 21st-23rd about 20 homes participated between the three days.
  - F. Neighborhood Speed Limit - April  
Form to fill out will get the rest of the Board to fill out reasons for request. If residents can take pictures of plates of violation could help. This is kind of a gray area.

## **6. New Business**

A. Annual Meeting Nov 9th, 2024 Time TBT Location TBT

i. Nomination letter Mid Sept With due date of Oct 1st

ii. Location Date and Time 4 pm Check in if at Farrelli?

B. Entrance/Irrigation- Lawn pros were out here to fix the leaks and discovered that the roots of the trees are pushing and bowing the irrigation system. They could fix the leaks at the sprinklers, but not the pipe. Because they would not be able to popularly sill the new pipe. Lawn Pros didn't do the repairs and have refunded part of the payment for time not spent out here.

Suggestions- i. Turn off water (which was done)

ii. Move irrigation to other side of trees

iii. Remove Trees and place new Irrigation

iv. Put in drought resistant ground cover and plants and don't use irrigation.

v. Do nothing but turn water off leave grass and trees alone

(at the annual meeting we will ask homeowners for their option) Yelm as

Beaufificaion grant available in Feb we can apply for.

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

When will the reserve study be posted? By members annual meeting

Is the fence along that side homeowner responsibility? Yes, Requirement must be at least 6 foot wood. Board would like to examine, to see what all needs to be done.

## **8. Next HOA meeting will be held:monday Sept 23rd, 2024 via google meet @ 730pm**

Annual members meeting Nov 9th, 2024 @ 4pm check in depends on locations hybrid possibly

## **9. Meeting Closed: 8.24**

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

**Esigned: Michael Davenport 9/23/24**

**Esigned: Melissa Worthington 9/23/24**

**Nisqually Estates Homeowners Association (HOA)  
Board Meeting minutes Sept 23rd, 2024**

Board Members Present: Melissa Worthington, Justin Suina, Michael Davenport

Board Members Not Present: Elena Pilor, April Newman,

Other Homeowners or Guests Present: Rob Mendel,

1. Meeting opened: **7:31 pm Via Google Meets.**

Announcement:

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2. **Motions/approvals**

- A. Motion made by Melissa Worthington seconded by Micheal to approve Meeting minutes from Aug 19th 2024 **Approved 3:0**

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

April not Present Postpone until next meeting

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

Members: Linda Gilcrease (Hill) Valerie Vajda, 1 opening

- A. Drive around date(s): no drives this month members have been sick
- B. Request: (2 approved 2 in review) 1 deck, 1 trailer, 1 fence, 1 street tree
- C. Notices and Violations: No new see above
- D. 1 In fine status if homeowner does not respond it will be considered for lien

**Reminder:** Anything exterior that is changed such as removal of trees, house paint, fences need an ACC request put in.

5. **Old Business**

- A. Wood Fences Tract C- (Plat 108.76 LF) April had not gotten Justin the questions will have to postpone until next meeting
  - i. American Fence - \$7,177.73-6ft, \$7,982.55-8ft (110 LF)

- ii. Lionheart Fence Builders- \$7,227-6ft, \$9,636-8ft (105 LF)
  - iii Wood and Link Fence Co- \$7,292.70-6 ft, \$8,508.15 (111 IF)
  - iv Cascade Fence & Deck- \$6,209.12- \$8,454.714 (93LF)
- B. Track C Grass Seed- Melissa made the motion to purchase 2-4 bags grass seed with a total amount of \$200 from Tractor Supply (Seed on sale) Second by Justin  
**Approved: 3:0**
- C. Neighborhood Speed Limit - April- Postpone until next meeting.
- D. Annual Meeting 11/9/24 Location Farrelli's Pizza, Time & TBT- in confirmation.
- i. Nomination letter sent 9/13/24 Due date 10/1/24
  - ii. Budget- Melissa made the motion to formally approve sending the proposed budget to the Homeowners, Second by Michael **Approved 5:0**  
No increase, will remain \$300
  - iii. Packet for meeting will be sent out by Oct. 10th

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

A. Holiday Contest- Melissa made the motion to formally approve prizes for Halloween 1st \$75 2nd \$50 Drawing \$20 and Christmas 1st \$75, 2nd \$50, Drawing \$20 Micheal drop the meeting was not able to vote due to no quorum of the Board.

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

Brought to the attention that several Trailers at 15135 105th have been noted to have been there for several weeks. We will get a notice from them.

**8. Next HOA meeting will be held:** Saturday Nov 9, 2024 via Hybrid -google meet Ferrilles @ time TBT

#### **9. Meeting Closed: 7.46**

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

**Esigned: Elena Pilor 11/9/24**

**Esigned: Micheal Davenport 11/9/24**

**DRAFT Nisqually Estates HOA Annual Meeting 2024/25**  
**Nisqually Estates Homeowners Association**

**Saturday November 9th at 5:00 pm**  
**Via Hybrid Google Meets & Farrelli's Pizza**

**1. Homeowner Sign-in and Proxy Verification:**

(15 attendees) Melissa Worthington (96), April Newman(83), Elena Pilor (9), Rob Mendel (70), Bonnie & Larry Miller (13), Robyn Brandfas (67), Michelle Lyle (60) Justin Suina (29), Michael Owen (15), Michael Davenport (12), James & Christy Stein (14), Richard Good (81), Valerie Vajda (109), Linda Hill (100), Amanda Ellis (42),

(3 Proxies) Steve & Miyuki Jasper (1) ,Kathy Fields (80), Linda & John Newcomb (24)

**2. Quorum:** Meeting Opened:5:03

The quorum requirement was not met, therefore this was an information-only meeting for the attendees with no votes of the general membership taking place. Melissa verified no one was recording the meeting.

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**3. Introduction of Current Officers:**

- a. President:Melissa Worthington
- b. Vice President- Michael Davenport
- c. Treasurer: April Newman
- d. Secretary: Elena Pilor,
- e. Board Member at Large: Justin Suina

**A. Introduction of Nominees**

- A. Membership quorum not met.

**4. Motions/Approvals**

- a. Melissa Worthington made the motion to formally approve the meeting

minutes from Sept. 23rd 2024, Second By Micheal Davenport **Approved 5:0**

b. Melissa Worthington made the motion to ratify the 2024 budget for approval. Second By Micheal Davenport Board **Approved 5:0** Budget passes. 51% of membership not met. Therefore the budget is ratified.

c. Melissa Worthington made the motion to formally approve the prize amounts for the 2024 holiday light contest (see below) Micheal Davenport **Approved 5:0**

d. A.Holiday Contest-Melissa made the motion to formally approve prizes for Halloween 1st \$75 2nd \$50 Drawing \$20, Drawing \$20 through text message Sep 13th 2024 **Approved 5:0**

e. Melissa made the motion to approve the proposed ACC guidelines draft. Second Micheal Davenport. **Approved: 5:0**

## 5. Financial Report: April Newman & Melissa Worthington

- a. Savings (Reserve) - \$44,926.96 Checking (Operating) - \$16,598.14
- b. Bills
  - i. Lawn Care - \$1,216.03 /mo on Auto Pay (no change in 2025)  
*Jan 1<sup>st</sup> 2024 -Nov 9<sup>th</sup> 2024 - \$13,376.33*
  - ii. Water - \$1065.22 Water turned off July 2024  
*Jan 1<sup>st</sup> 2024 -Nov 9<sup>th</sup> 2024 - \$929.83*
  - iii. Back Flow- \$50 (only one active) *Jan 1<sup>st</sup> 2024 -Nov 9<sup>th</sup> 2024 - \$50*
  - iv. Lawyer - \$1,688.98 (459.98 Lien Release) *Jan 1<sup>st</sup> 2024 -Nov 9<sup>th</sup> 2024 - \$2,377 (\$1501.50 for contract, \$660.50 Home owner responsible to repay)*
  - v. Insurance - paid up until March 2025 *Jan 1<sup>st</sup> 2024 -Nov 9<sup>th</sup> 2024 - \$2,277.01*
  - vi. Email/Web/Domain *Jan 1<sup>st</sup> 2024 -Nov 9<sup>th</sup> 2024 - \$77.83*
- c. Other Expenses
  - i. Stamps/labels/envelopes - *Jan 1<sup>st</sup> 2024 -Nov 9<sup>th</sup> 2024 - \$214*
  - ii. Post Office - *Jan 1<sup>st</sup> 2024 -Nov 9<sup>th</sup> 2024 - \$216*
  - iii. Contractors- \$17,500 (C&J ), \$1621.50(Lincoln Logging) \$2,810 (Olympic tree team)
  - iv. Reserve Study - *Jan 1<sup>st</sup> 2024 -Nov 9<sup>th</sup> 2024 - \$790.00* August September of next year last of the 3 year contract.
  - v. Secretary of State - \$20
- d. Deposits besides dues
  - i. *\$2,455*
- e. 2024 Dues status 120 of 120
  - i. First billing November 2024, Due Jan 1<sup>st</sup> 2025
  - ii. Late fees start Jan 15<sup>th</sup> 2025
  - iii. Liens to be placed 30 days after due date (March)
- F. Lien Status
  - i. 2 Liens- 1 properties (foreclosure notice)
- g. Budget- \$300 for a year Due Jan 1<sup>st</sup> 2025 Approved See motion above

- i. Lawn Care- Staying the same Irrigation removed (see entrance below) .
- ii. water removed- Amount added to reserves.

## 6. Architectural Control Committee - ACC Report Melissa Worthington

Members: Linda Gilcrease (Hill) Valerie Vajda, 1 opening

- a. Drive around date(s):Feb, March, May June,July, Aug, Sept, Oct for 2024
- b. Request for 2024:17 total (3) trailer (3 )yard (1) tree, (1) roof, (3) paint, (1) porch (4) fence, (1) driveway
- c. 162 Notices and Violations for 2024:(17) feb, (14) march, (7) May, (50+) June , (12) July (19) Aug, (24) Sept,(16) Oct, (3) Trailers, Yards, fence, broken vehicles,
- d. Goal for next year focusing on grass and yards less than 75% grass ratio
- e. ACC guidelines- Changes proposed were opened to the homeowners for 45 days comments Period. Some Changes include, Parking, Fines, Fence, Solar, Noise and Burning, 14 day extension and 3 day temporary. Issues with pop up trailer shed no more than 10 ft in height and width fences do not need to be stained.

See motion above

**Reminder:** Anything exterior that is changed such as removal of trees, house paint, fences, flowerbeds need an ACC request put in.

## 7. Old Business

- a. Yard Sale 3 days 15-20 people each day at least prairie days, Homeowner suggested not doing it on prairie day weekend. It turned out not very good.
- b. Wetland, Wetland Buffer, Easement
  - i. The fence that runs from the second entrance to the golf course along green belt 18 homes and 105th, the Neighbor property on that side has sent in complaints of Homeowners dumping. Hoa requires that it must be 6 ft 8 ft at least wood, with no gates. Homeowners are responsible for upkeep. If replacing please remember an ACC request.
- c. **Detention Pond Maintenance** (quick discuss beehive vs flat grates)
  - I. look into replacing all the grates, expressly the broken ones.
- d. **Detention Pond Repair**- Wall is built to help with erosion and movement of soil. Completed in July. Grass Seeding in process.work party spring time for maintenance
- e. **Little Library**- Melissa and Elena are looking into repairing the library and can't get a hold of girl scouts. Spring time repair. Little library and block buster possibly. For those who use it, are there any books that don't seem to move?
- f. **Tract F Fence** (Plat 108.76 LF) April had not gotten Justin the questions will have to be postponed until the next meeting. will get new bids for spring Justin reach out after the new year.
  - i. American Fence - \$7,177.73-6ft, \$7,982.55-8ft (110 LF)
  - ii. Lionheart Fence Builders- \$7,227-6ft, \$9,636-8ft (105 LF)
  - iii Wood and Link Fence Co- \$7,292.70-6 ft, \$8,508.15 (111 F)
  - iv Cascade Fence & Deck- \$6,209.12- \$8,454.714 (93LF)
- g. **Neighborhood speed limit** : form needs to be filed online 25 but we are

looking into a better outcome. speed bumps.mayor? The board will also look into flashing stop signs ( stopping at the stop signs even the bus ones has gotten really bad.) will work on safety of the neighborhood this next coming year.

**Halloween Decor :** Contest 102 entries, 23 not valid, most didn't fill out or there were random things in which house was favorite. 37 votes 10416 Brighton, 22 votes for 15020 105th, 11 votes for 10409 Brighton, 3 votes for 15043 105th, 15216 105th, 1 vote for 15103 105th,10404 Brighton,15408 105th

**i. Entrance Design** Lawn pros were out here to fix the leaks and discovered that the roots of the trees are pushing and bowing the irrigation system. They could fix the leaks at the sprinklers, but not the pipe. Because they would not be able to popularly sill the new pipe. Lawn Pros didn't do the repairs and have refunded part of the payment for time not spent out here.

Suggestions- i. Turn off water (which was done) July of this year due to leaks and roots of trees suffocating the pipes pipe brake.Will send out a survey for homeowners to give their option on what they would like to see done. We can apply for a grant in February from the city to help with the cost. Put together a committee for this project. Suggested we ask Jamie Hill to join.

Possible options:

- ii. Move irrigation to other side of trees
- iii. Remove Trees and place new Irrigation
- iv. Put in drought resistant ground cover and plants and don't use irrigation.
- v. Do nothing but turn water off leave grass and trees alone

Send mail to join the entrance committee.

## **8. New Business**

a. Nominations and Elections to the Board of Directors for the coming Year. Quorum not met no vote taken

**Budget-** Not enough homeowners were represented at the meeting. See motion above

**By laws-** Not enough homeowners were represented at the meeting to officially vote on this.

b. Christmas Light/Décor Contest-see above for motion 1st-\$75 walmart gift card, 2nd \$50 walmart gift card and drawing \$25 walmart gift card see motion above

c. Nominations for ACC Committee Members for the Coming year do not have a quorum board and ACC will remain the same. Michelle Lyle showed interest in Maybe joining ACC.

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

Question: Rich Good /Rob Mendel- Could the HOA help send a notice to the City of Yelm for a Utility cover that is caving in? 15310 /15344 corner lot cross from Rob Mende, between Snyder and Dick Normas there is city utility cover caving. Homeowners have contacted the City of Yelm with no response to fixing it.

Answer: We will work on a letter to the City to help get this issue resolved

Question: Michelle Lyle- Is there something about dog kennel in the ACC guidelines?

Answer: Melissa far as she remembers no, but we will look into it.

Question: Rob Mendel- I saw that the By Laws were on the Ballot what was this for?

Answer: We were trying to get a feel for which members would like to see this done.

The Board can not do this we need 66% of the members for the By laws and 75% Members to update these documents. The documents are 25 or 30 years old and have some outdated items.

Rob Mendel- There is a new Washington state code coming in effect for 2026. The board asked him to send them the information, so they could look into it.

**10. Next HOA Meeting will be held:** Wed January 15th, 2025 at 7:00pm via Google Meet.

HOA Meeting Schedule - December, February, April, June, August, Annual meeting in October/November

**112. Adjournment: Meeting Closed at 6:07 PM**

**DRAFT** Minutes approved by proper VOTE of HOA Board as indicated by Signatures below.

Esigned:

Esigned:

**Draft** Nisqually Estates HOA Annual Meeting 2024/25 Ex

**Saturday Nov 9th at 6:09**

**Via Hybrid Google Meets & Farrelli's Pizza**

**Executive Session following Annual Board Meeting 10/8/2024**

Melissa Worthington - President

Michael Davenport - Vice president

April Newman - Treasure

Elena Pilor- Secretary

Justin Suina – Board Member at Large

Motion made by Melissa Worthington and Second by April Newman to approve Board members into the positions listed above to serve as the Board of directors for 2025. **Approved 5:0**

Motion made by Melissa Worthington and Second by Justin to approve Linda Hill and Valerie Vajda to remain on the ACC. Approved 5:0

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

**Esigned by:**

**Esigned by:**

