

Nisqually Meadows HOA  
Board of Directors Meeting  
February- 07- 2008

Present: Mona Graham, Brett Shankle, Brianna Walters, Christine Prather  
Guests: John Newcomb, Rob Mendel, Mary Ann McKinney, Bill Allen, Marilyn Newkirk, Larry and Bonnie Miller

Call to order 7:05pm

Annual Meeting of the HOA Minutes January reviewed and approved 4-0

**Old Business:**

Audits for HOA: Rob has a phone call into State Auditors and Secretary of State and is waiting for phone call back.

Playground Rules – Proposed rules approved and will be posted on back of newsletter while metal signs waiting to be made. It was suggested by MaryAnn McKinney to involve the kids of neighborhood with rules for the park. Pizza Party for kids schedule tentatively for Feb 29 (\$20 gift card to Yelm Cinemas for door prize donated) Brett motioned Mona 2<sup>nd</sup> All approved 4-0

Basketball Court – have measurements waiting for rain to let up for painting lines

ACC Issues: Purple gate status – now green. Never submitted plans for green gate.  
ACC committee will decide further action.  
Courtesy letter sent for parking on sidewalks, near the main entrance, per City of Yelm Ordinance

Fine System Research – ongoing  
New ACC Guidelines – Research on going

**Finance Report:**

Paid in Jan – PSE, Vic's Lawn Care  
Checking balance has 9715.45  
Savings balance has 4586.63

Received 91 out of 120 dues for 2008  
Dues – have option to charge 10%  
Sending 2<sup>nd</sup> notice 16<sup>th</sup>  
Gave John Newcomb number to have him talk about what you want done to retention pond and area that Vic does and stuff John does.

**Neighborhood Watch:** Work in progress – 11 blocks each with line of sight  
Want to achieve – know all your neighbors in block as well as surrounding blocks to  
achieve a phone tree type notification in the event of an emergency.

There was a car break-in on 105<sup>th</sup>.

Plan to get involved with Nisqually Pines and Hawks Landing.

Want kids 12 and up to get involved.

Have 12 month theme, each to cover a different area of awareness (personal safety, first aid and CPR, self defense, drugs and gangs, vandalism prevention, fire prevention, bicycle safety, holiday precautions and many more.

Welcoming Committee Chairman – MaryAnn McKinney

**Newsletter** – Suspense date 15<sup>th</sup>, reviewed by 19<sup>th</sup>, posted 22<sup>nd</sup>.

**New Business:** New email address: HOA@nisquallymeadows.info

When sending emails please make sure your name, address and lot numbers are on them.

General statement from the HOA Board – This board will not tolerate any negativity or nastiness as there has been in the past. All parties that were involved in this have been talked to. We all know that there will be differences of opinions. We all need to be able to accept the differences and move on without causing negativity and nastiness. There is too much to do to run this HOA and hostility causes too much time and wasted energy. If the negativity or nastiness resurfaces the party or parties involved will no longer have a part in the HOA meetings, committees and any board members will be asked to resign.

### **Open Discussion:**

Yard sales: Asked if ok to have. Informed yes. Annual neighborhood yard sale was brought up. Marilyn will set up sale for July the weekend after the 4<sup>th</sup>.

Question on sheds – can have up to a 10x12 without a permit. Plastic ones are ok, need to be set away from fences.

Meeting adjourned 8:20pm

Next meeting: March - 6- 2008 at 7:00pm

Nisqually Meadows HOA  
Board of Directors Meeting  
January 10th 2008

Present: Mona Graham, Brett Shankle, Brianna Walters, Christine Prather  
Guests: John Newcomb, Rob Mendel, Mary Ann McKinney, Bill Allen, Scott Mathis

Call to order 7:05pm

Annual Meeting of the HOA Minutes reviewed and approved 4-0

Old Business:

Mona was unable to find information given to her by Rob, regarding audits for non-profit Organizations. Mona asked Rob to forward his information to her via email. Mona restated that an audit can be requested by the state or by a member.

Independent HOA Management- unable to recall any thing in regards to this disregarded due to lack of knowledge.

ACC Issues: Courtesy letter sent for purple gate date 1/3/08 Lot 36

Questioning May 2004 Board Fine System not valid because quorum was not present for voting. Scott states that ACC can make up the fine system per pg 15 of covenants Art 12 Par 3. Issue needs to be researched and addressed by attorney for correct clarification. By-laws require a quorum and covenants require 80-85% of HOA approval.

Cars parked obstructing the sidewalk – Occupancy of a home with multiple cars. Regulations for occupancy will be checked on for regulations for a home in our neighborhood.

New Business:

ACC Nominations: 3 people have volunteered Mary Ann McKinney, John Newcomb, and Rob Mendel.

Mary Ann McKinney: been here 1 yr, growth in neighborhood important and would like to help when needed

John Newcomb: Been here for 7 years, seen change rental places with no control, would like to have a say in how community looks.

Rob Mendal: Been here 6 years, wants fair application of covenants, would like to increase the value of neighborhood.

Neighborhood Watch: Looking for someone to head up this program. Bill Allen has stated interest in this. Has previous experience with NWP. Ask to create a formal plan to follow up. Areas of expressed opinions: not enough block captains, community disaster preparedness, welcome committee, Cert training available on 4/12, 4/19, 4/26 Board vote 4-0 approval of Bill Allen as NWP coordinator.

Newsletter:

Needed every month? Felt good way to get info out to home owners with new posting boxes at mail boxes Newsletter contents: Brief review of HOA board meeting, HOA Dues, Neighborhood Watch information, ACC information  
Guidelines for Newsletter week 1 –meeting, week 2 send message to Brianna, week 3 post at mailboxes. Possibility of having personal ads added to newsletter.

Finance Report:

Paid in Dec – Attorney Fees, PSE, City of Yelm, Lawn guy

41 dues paid out of 120 total of \$5126

Sending statement to Windermere for Mona to follow up.

Filing of taxes, should receive papers from IRS in the mail to be filled out.

Open Discussion:

Request received for basketball court net with painted court in the park. Approved by board, 4-0. Scott Mathis may have a net and will donate. Bill Allen stated has paint for court.

Park Rules and Regulations. Older kids need to stay off play equipment. Not intended for their use. Will be written up and brought to next meeting.

Removal of Scott Mathis from the Twin County Credit Union account Nisqually Estates HOA. Add Brianna Walters, treasurer. Brett motioned, Christine 2<sup>nd</sup> approved 4-0.

Voted for ACC, Mary Ann McKinney and John Newcomb, 4-0 approved.

What can we do to improve meetings? Try to get more involvement. Look into lawn care. Questions concerning, correct HOA website. Also asking if any news on crosswalk, across 507 into Hawks Landing.

Meeting adjourned 9:00pm

Next meeting February 7<sup>th</sup> 2008 @ 7:00pm

Nisqually Meadows HOA  
Board of Directors Meeting  
October 9, 2008

Board Present: Randy Betts, Christine Prather, Brett Shankle, Linda Newcomb, Brianna via  
phone

Homeowners: Bill Allen

Call to order 7:13pm

Meeting Minutes approved via email. Send to Brett to post

**Finance Report:**

Paid in September City of Yelm, PSE, Lawn, file cabinet (54.00)

Checking balance

Savings balance

**ACC Issues:**

New plans – 1 plan for front garden approved house painting and 2 fence

Violations:

- 5 Courtsey letters 4 gargbage, 1 porch ----- 4 complied
- 1 Intent to lien (Boat)

**Neighborhood Watch:** prepared meeting for meeting with each section

**Newsletter** – Holiday ACCs, Annual Meeting,

**Old Business:**

Sprinkler - Construction broke pipe. Canceled Raintech for winterize. Contacted school district /  
construction will work to get pipe fixed. Going to give 1 month to fix.

Winterize- w/minor repairs needed Brett motioned Linda second all approved  
Still going to get quote for new timers and 2<sup>nd</sup> entrance system.

Lawn Care – Took counter offer. He agreed to 400 plus tax. Approved via email.  
See anything not being done bring to attention of board.

Oct / Nov /Dec twice a month. 2 month no mowing but still visit to check for damage  
due to weather.

Annual Meeting – Mail information for annual meeting. Update current rooster.

Location deteremined – School District requires insurance. Insurance covers meeting.  
Fax paper to give to School District. \$60 for Yelm Comm Schools

Agenda - Introduction  
Financial Report  
Treasurer Report  
Next Years Budget  
New Business  
Nominations and Elections

Continue to promote anybody to run via newsletter and website

Questions and Answers  
30 votes with proxies for Annual Meeting

**New Business:**

Property south of neighborhood – fence on property line falling away.  
Couple of us will check on fence to see what is wrong with it.  
Will address at Nov meeting.

Record keeping will archive prior to 2003

**Questions /Comments**

Meeting adjourned 8:25pm

Next meeting Nov 6th at 7:00pm

Nisqually Meadows HOA  
Board of Directors Meeting  
September 4 2008

Board Present: Randy Betts, Christine Prather, Brett Shankle, Linda Newcomb  
Homeowners: Rob Mendall

Call to order 7:02pm  
Meeting Minutes approved via email. Send to Brett to post

**Finance Report:**

Paid in July 815.00 City of Yelm, PSE, Lawn, sprinklers and garage sale  
Checking balance 9071.02  
Savings balance 4589.80

Treasury Reports – Discussion of treasury reports.  
Suggestion made to go back to old reports, more standardized financials  
Motioned made by Brett, Linda seconded vote 4-0 in favor to use monthly  
Financial reports and old format annual expense reports

**ACC Issues:**

New plans – 3 plans submitted and approved – house painting and 2 fence

Violations:

1. Lien to be placed for Boat violation

**Neighborhood Watch:** N/A

**Newsletter** – N/A

**Old Business:**

Sprinkler - Need parts from Christine to repair park. 2 broken heads – have Raintech come out to winterize the system

Get preliminary quote for 2<sup>nd</sup> entrance and timers

Lawn care- Vic ok with contract. Asked if Farwest drive done weekly others be done 3 times a season. If not requesting additional \$200 a month. This was discussed and agreed to go to \$400 w/retention pond weekly. Will go to him with counter offer.

4-0

**New Business:**

Park - Contact Rainbow to see policy on repairs of top piece for playground.

HOA - Record keeping needs to be centralized. Recommend purchase file cabinet to have all papers in one location.

Motion to purchase file cabinet max \$100

All approved 4-0

Annual Meeting- Nov 15<sup>th</sup> 10am

Linda to contact District school office to see if possible school facility can be used for meeting. Ridgeline, Millpond or Yelm Middle School. Block 3 hrs for meeting time.

Only annual meeting information to be sent out

Nominating committee – advertise and promote, responsibility to allow everyone to be nominated.

Nominees must be within good standing with HOA to run  
Still question of record homeowner.

Proxy to cover every issue to voted on at 2008 Annual Meeting only. Must have Lot# with address and owner printed and signed.

2 Board positions open.

To be on ballot contact the nominating committee

### **Questions /Comments**

Meeting adjourned 8:30pm

Next meeting Oct 2, 2008 at 7:00pm



Nisqually Meadows HOA  
Board of Directors Meeting  
March 6, 2008

Present: Mona Graham, Brianna Walters via phone, Christine Prather  
Guests: Randy Betts, John Newcomb, Rob Mendel, Mary Ann McKinney, Bill Allen,  
Marilyn Newkirk, Larry and Bonnie Miller, Demarco and Jill Miller

Call to order 7:02pm

February Minutes reviewed and approved 2-0

**Old Business:**

Audits for HOA – Rob has not received phone call back. He is assuming that an audit is not required. Rob suggested that one be performed anyway.

Playground Rules – Signs purchased, waiting for them to come in.

ACC Issues: Violation letter sent to Windemere for a renter and the garbage cans not being brought in.

Discussed garbage can problem – courtesy letters will be sent if cans are not brought in after garbage pickup.

Fine System Research – ongoing  
New ACC Guidelines – Research on going

**Finance Report:**

Paid in Jan – PSE, Pizza Party  
Have not received the invoice for yard service  
Checking balance has 9405.45  
Savings balance has 4589.80

Received 102 out of 120 dues for 2008  
Dues – have option to charge 10%

**Newsletter** – Will change to every 2 months

**New Business:** Open position on board. Requests to be submitted via email.

AMEND JAN 10TH MINUTES TO READ:  
QUESTION AROSE TO WHICH FINE SYSTEM TO USE FOR ACC VIOLATIONS  
WILL USE ORIGINAL ONES VOTED FOR BY THE MAY 2004 BOARD AND  
MEMBERS UNTIL ISSUE IS RESEARCHED ON VALIDITY OF THE NEW 2006  
ACC GUIDELINES

Meeting adjourned

Next meeting April 3, 2008 at 7:00pm

Nisqually Meadows HOA  
Board of Directors Meeting  
June 5, 2008

Present: Randy Betts, Brett Shankle, Christine Prather, Briana Walters via phone  
Guests: John Newcomb, Larry and Bonnie Miller, Marilyn Newkirk

Call to order 7:08pm  
Meeting Minutes postponed for review until next meeting

Mona Graham has resigned as President as of May 17, 2008  
Brett motion for Randy to step up to President  
Brianna seconded Approved 3-0

Mona Graham to be removed from TwinStar Account  
Randy Betts to be added to TwinStar Account  
Mona Graham to be removed from PO Box.  
Change password for email accounts

**Finance Report:**

Paid in April 861.85, in May 395.65  
May Checking balance 11766.42  
May Savings balance 4589.80  
Dues and Liens – 5 liens placed – for bounced checks notice will be sent for amount as well as fees and will require payment be made by money order or cash.  
Expense report to be emailed prior to meeting.

**ACC Issues:**

New plans – Shed, deck, house painting  
Violations – 1 courtesy letter for xmas lights  
6 courtesy letters for garbage cans  
More than 1 courtesy letter sent for same violation, violation letter will be sent.

**Neighborhood Watch:** No updates

**Newsletter** – Keeping same schedule as before.

**New Business:**

Vacant Board Position (Vice President) posted. Submit request thru email or mail with a June 30<sup>th</sup> deadline. Will be decided at next meeting.

Lawncare – expectation not being met. Agree to meet with him with new contract.  
Question whether to turn water on. Has been raining. Keep off until next meeting unless dry spell comes.

Neighborhood Appearance – expired tabs on car , checking on abandonment policy for the City of Yelm. FYI – Homes that have received courtesy notices for same violation will received violation notices if same violation is repeated.

Yard Sale – July 11, 12 and 13<sup>th</sup> Marilyn to research price for advertisement of yard sale and will let board now. Will discuss and make decision via email. Flyer was approved for disbursing.

Annual BBQ – cancelled, not enough participation from neighborhood.

Question or comments - Change to PO Box , Bank Account and email will be done.  
Verify insurance company has correct address for policies.

Meeting adjourned 8:09pm

Next meeting July 10, 2008 at 7:00pm

Nisqually Meadows HOA  
Board of Directors Meeting  
July 10, 2008

Present: Randy Betts, Christine Prather, Briana Walters via phone  
Guests: John Newcomb, Linda Newcomb,

Call to order 7:08pm  
Meeting Minutes will be approved via email.

Vacant Board Position – voted by email with approval of Linda Newcomb as Vice President.

**Finance Report:**

Paid in June  
June Checking balance  
June Savings balance  
Dues and Liens – - All of above to be address at next meeting

**ACC Issues:**

New plans – 3 plans submitted – decks and such all approved

Violations:

1. the red boat is now in the fine stage, by the meeting, it will be at two fines (\$30 x2)
2. the green boat (at the end of 105<sup>th</sup>, has a courtesy letter pending, but I think it is a rental house, so I need the rental agency address also

Fines need to have a due date. Send out like a bill.

3. The basketball court is now painted and getting more use, I'm attaching the copy of the receipt to this e-mail (for Brianna)

**Neighborhood Watch:** No updates

**Newsletter** – Keeping same schedule as before.

Brett would like this added to newsletter.

**CC&R Section XIV, Para. 5**

5. Parking. Unless fully enclosed within an approved structure upon a lot, no recreational vehicle, commercial vehicle (except automobiles and pick-up trucks which are used. by the lot owner in driving to or from place or operation of business), construction or like equipment, trailers; (utility, **boat**, camping, horse or otherwise), or disabled vehicle shall be allowed to be parked or stored on any lot, except as provided and approved by the Homeowners Association. All parking of vehicles of any nature on any street or roadway is subject to the rules and regulations of the City of Yelm. No vehicles may be parked on any street or any roadway except on a temporary basis subject to such rules and regulations as may be adopted by the Homeowner's Association. With the exception of the vehicles and trailers prohibited above, vehicles may only be parked on driveways or on otherwise designated and approved parking areas on a **temporary basis only**. The Association shall adopt such reasonable rules and regulations as may be necessary to enforce these parking provisions.

**Old Business:**

Garage Sale – July 11, 12 and 13<sup>th</sup> – signs ready and will be set up

Lawn care – Add retention ponds to contract

**New Business:**

Lien procedures – when lien placed on home, inform owner that lien has been placed.  
When lien placed if returned by post office, s/b hand delivered to home owner by 2 board members. Talk to Brett and bring up at next meeting.

Water - Requested to have turned on. Needs to be double checked appears not all areas are on.

**Questions /Comments**

? regarding what we as a board can do about lawns (weeds) Courtesy letters will be sent if violating covenants and by laws.

? regarding tarp covering vehicles – if no major work being done and car being driven not violating covenants and by laws. Will watch.

? regarding backyard appearance – As a board we have no say regarding the appearance of backyards. This must be addressed by individual homeowners.

? regarding flagpole at entrance – has been address by previous boards. Attorney advised who determines which flag to fly – not to discriminate against anyone board decision was no.

Flags can be flown from garages.

Meeting adjourned 8:00pm

Next meeting Aug 7, 2008 at 7:00pm