

**Nisqually Estates Homeowners Association (HOA)**  
**Board Meeting minutes June 11th, 2025**

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

Board Members Not Present: Micheal Davenport

Other Homeowners or Guests Present: Valerie Vajda, Rob Mendel, Juliea Addi, Sarahi Ramirez,

1. Meeting opened: **7:35 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.**

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

2. **Motions/approvals**

A. A motion made by Melissa Worthington to approve Meeting minutes from Jan 15th 2025 and April 9th, 2025 Second:April Newman **Approved: 4:0**

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

A. Financial Status (account balances and anticipated expenses)

i. Savings (Reserve) \$45,015.14 and Checking \$41,083.30 as of 6/11/25

ii. Bank statements shown: April, May

B.Expenses paid (withdraw):

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

ii. Lawyer: \$39.50

iii. Taxes-.\$7.12

C. Deposits besides dues:

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

2. 1 home in fine status

Melissa Made the motion to send home "in" fine to lien for non payment of fines. Second Elena **Approved:4:0**

D. Dues Status: 119/120 as of 6/11/25, 2025 (1 on payment plan)

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

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

A. Drive around date(s): May

B. Request: 10 requests -4 approved (flowerbed, window, paint, wall/fence)  
(4 in review chickens, fence, gazebo).

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

Motion made by Melissa to formally approve Tara Jaksha to Architectural Control Committee (ACC) Second: Elena **Approved: 4:0**

5. **Old Business**

A. Wood Fences Tract C- Justin had to put in a request with Infinity, and will reach out to Wood and link and Lion Heart to get updated bids

B. Ponds VS dirt bikes, electric bikes, and others- Cost of Rock- Elena thinks it's a waste of money, How will the Board be able to enforce fines or vandalism? It was suggested cameras, but there is a lot of liability for the HOA. See past minutes when cameras were discussed. The board also doesn't think a fence is a reasonable fix. Melissa suggested signs, with wording to suggest they are liable for damage, if not improved then we will look into more. Melissa will look into the cost of 11X17 size signs.

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.

6. **New Business**

A.

B.

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

8. **Next HOA meeting will be held:** Wednesday Aug 6, 2025 @ 7:30 Rescheduled

9. **Meeting Closed:** 8:04

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

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

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