

BUSH PRAIRIE HOMEOWNER'S ASSOCIATION BOARD MEETING

February 12, 2015

1. Stephen called the meeting to order at 6:08 PM at Karina and Richard Daniels' home. In attendance were:

Stephen Manning	President	350-9816
Roger Fish	Board Member	753-7100
Richard Daniels	Board Member & ACC Chair	253-209-6823
Karina Murphy-Daniels	Board Member & Rec Chair	253-820-8746
Bill Moneer	Treasurer	870-9745
Terry Kirkpatrick	Secretary	943-3293
Frank Hensley	Annexation Liaison	943-0456

Absent:

Chris Meyers	Vice-President	515-0168
Dave Fillippone	Webmaster	480-0955
Steve Register	Landscape & Maintenance Chair	515-0695
Alida Abbott	EPP Chair	705-0461
Patti Brumbaugh	Architectural Committee	688-7222
David Rothschild	Architectural Committee	709-0677
		878-1667 (cell)

2. Minutes for the January 8, 2015 Board meeting were approved.

3. Committee Reports:

- a. Treasurer Report. Bill Moneer. Total Operating Assets in checking/savings as of January 31 are \$37,978. There are additional assets of \$12,067 in the Capital Reserve Fund and \$17,791 in the Stormwater maintenance account (current year's stormwater and Capital Reserve assessments are kept in the Operating Account; unspent funds are transferred to their respective accounts at year-end). About \$6,409 is in Accounts Receivable. Six homeowners have significant outstanding assessments. A lien has been filed on one. Warning letters have been sent to five others.

- b. Architectural Committee. Richard Daniels, Chair. No new requests. Some approved projects are taking a long time to complete.

- c. Landscape & Maintenance. Steve Register, Chair. The increase in the cost of the landscaping contract is not included in the 2015 budget. There was a discussion on how to cover this. Steve will be asked to reallocate the overall maintenance budget (\$13,450) to cover the \$1,032 shortfall. Steve should also plan to solicit bids for the 2016 contract.

- d. Recreation Committee. Karina Murphy, Chair. Karina will send photos of Holiday lighting in Bush Prairie to Bill for posting on the Association Facebook page.

- e. Webmaster. Dave Fillippone. Absent. No report.

f. Emergency Preparedness. Alida Abbott, Chair. Absent. No report.

g. Mailboxes. Roger Fish, Chair. A homeowner needs to know how to change mailbox locks. Roger will contact and explain. He will review the Mailbox Q&A on the website and see what needs to be added.

h. Compliance. The discarded sofas by the side of the road on Trails End were discussed. They are outside of Bush Prairie, but still impact us. Richard will contact the County.

i. Newsletter. Bill offered to put together a newsletter (written by others) with a goal of getting it out March 1. Karina will prepare an article on the Egg Hunt. Other articles could be on ACC, Annexation, and Tumwater Public Works relocation to The Trails.

4. New Business:

a. Treasurer Search. There was a lengthy discussion. The attempt to find a Bush Prairie homeowner to take over from Bill has been unsuccessful. Hiring of a bookkeeper does not cover the most time-consuming Treasurer duties. Stephen has checked with a couple of Property Management firms. They could provide most of what Bill has been doing. Cost varies from \$500 - \$900/month. Diverting the \$200/month currently paid to Bill, would leave \$300/month to cover (~\$1.30/house). The Board has the authority to raise dues up to \$1.00/month each year. If we decide to use a Property Management firm, dues would need to be raised in 2016. We would still need a homeowner as Treasurer to manage the Property Management contract and provide reports to the Board. Duties in the by-laws would need to be revised.

b. Annexation to the City of Tumwater. Frank updated the Board on what is going on. He will prepare an article for the next Newsletter (and for inclusion on our web site). How the Trails End property would be developed by the City of Tumwater was discussed. Frank will draft a letter stating the Association's desire to be included in planning (any action is several years off).

5. Next Board Meeting. The next Board meeting will be held on March 12, 2015 at 6:00 pm at Stephen Manning's home, 1934 Arab Drive.

6. The meeting was adjourned at 7:30 pm.