

**BUSH PRAIRIE HOMEOWNER'S ASSOCIATION
BOARD MEETING**

March 12, 2015

1. Stephen called the meeting to order at 6:07 PM at his home. In attendance were:

Stephen Manning	President	350-9816
Chris Meyers	Vice-President	515-0168
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
Michelle Fields		

Absent:

Roger Fish	Board Member	753-7100
Dave Fillippone	Webmaster	480-0955
Steve Regester	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 February 12, 2015 Board meeting were approved.

3. Committee Reports:

a. Treasurer Report. Bill Moneer. Total Operating Assets in checking/savings as of February 31 are \$40,765. There are additional assets of \$12,068 in the Capital Reserve Fund and \$17,798 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 \$4,883 is in Accounts Receivable. Five homeowners have significant outstanding assessments. A lien has been filed on one. Warning letters have been sent to four others. A registered letter will be sent to a homeowner with a balance greater than \$200. If this is not settled, a lien will be filed.

b. Architectural Committee. Richard Daniels, Chair. No new requests. A new application form is on the web site. It appears that some owners are doing projects without seeking approval. Richard will identify them and bring names to the April Board Meeting. Notification letters will be sent by the President.

c. Landscape & Maintenance. Steve Regester, Chair. Steve dropped by, but did not attend the meeting. He submitted a bill from Southgate Fence for three fence repair projects (\$1260.92). The Board approved the request subject to Steve's review and support of the bill for payment. The total needs to be broken down into the two Pond fences that will be paid from the Stormwater Account and the Tennis Court fence that will be paid from the Operating Account.

d. Recreation Committee. Karina Murphy, Chair. Need more volunteers for Egg Hunt.

e. Webmaster. Dave Fillippone. Absent. Written report provided. Dave's target is to launch the new Website before the Easter Egg Hunt.

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

g. Mailboxes. Roger Fish, Chair. Absent. No report.

h. Compliance. No discussion.

4. New Business:

a. Treasurer Search. The March BPHA Newsletter informed Owners that, lacking any volunteers from among Bush Prairie homeowners, the Board was considering hiring an independent HOA management company. Three firms are being looked at: Park 52, Vantage, and VIS. Helene Richards, representing Park 52, attended the Board Meeting and made an initial proposal to the Board to provide professional financial services (overall management of Bush Prairie would remain the responsibility of the Board; the management company would provide services to the Board, such as billing homeowners for assessments, paying bills, etc.). The Board has also received a written proposal from Vantage.

Bush Prairie homeowner, Michelle Fields, attended and may be interested in providing professional financial services in support of a Board Treasurer. She agreed to meet with Bill Moneer (who has stated that he is unable to continue as Association Treasurer in any capacity, but will assist in the transition).

b. Annexation to the City of Tumwater. Frank updated the Board on what is going on. He focused on the City of Tumwater plan to move their Operations & Maintenance facility to the Trails End stables property, which the City has purchased. Frank met with City Public Works Director, Jay Eaton and toured the current O&M facility, including a fueling station, behind City Hall. Jay plans to use six acres on the West side of the Trails property for a new O&M facility. Most equipment and shops would be stationed and maintained there. O&M currently has 29 employees. Extensive buffering would be incorporated.

The remaining Trails property is being considered for a Park & Ride and/or a public park. Stephen suggested that State Parks personnel might volunteer assistance in planning a park.

c. Egg Hunt. The event is publicized in the March Newsletter and on the BPHA Facebook page. It will begin at Noon in the Meadow. Setup needs to begin at 10:00 am. More volunteers are needed. There will be games and contests for the children along with pizza, drinks and cookies.

5. Next Board Meeting. The next Board meeting will be held on Thursday, April 9, 2015 at 6:00 pm at Terry Kirkpatrick's home, 1739 Arab Drive.

6. The meeting was adjourned at 8:25 pm.