

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

June 11, 2015

1. Stephen called the meeting to order at 6:05 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
Bill Moneer	Treasurer	870-9745
Roger Fish	Board Member	753-7100
Dave Fillippone	Webmaster	480-0955
Elena Guinn(for Terry Kirkpatrick)	Secretary	943-3293

Absent:

Terry Kirkpatrick	Secretary	
Michelle Fields	Incoming Treasurer	
Alida Abbott	EPP Chair	705-0461
Frank Hensley	Annexation Liaison	943-0456
Patti Brumbaugh	Architectural Committee	688-7222
David Rothschild	Architectural Committee	709-0677
		878-1667 (cell)

2. Minutes for the May 14, 2015 Board meeting were corrected to reflect Richard Daniels's home was place of meeting. Minutes approved with correction.

3. Committee Reports:

a. Treasurer Report. Bill Moneer(for Michelle Fields). Total Operating Assets in checking/savings as of May 31 are \$38,045. There are additional assets of \$12,071 in the Capital Reserve Fund and \$17,820 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 \$2,939 is in Accounts Receivable. Four liens have been filed on properties noted at last meeting. \$405 listed as expense for filing (covers filing and unfileing of liens with court). In Check Detail, #3157 was deposited to our account by the bank twice, Oct'14 and May'15. This check written to return money to homeowner. The CD at OBee Credit Union expires on 6//22/15. It is recommended all the funds at OBee be transferred to WSECU for a CD and our savings account. It was moved and seconded to move funds from OBee to WSECU.

The May report was approved.

b. Architectural Committee. Richard Daniels, Chair. No requests were received since last meeting. Two projects in the neighborhood were done without ACC approval.

c. Landscape & Maintenance. Steve Register, Absent. At the last meeting Steve asked for \$1,300 to put new mulch at both entrances. The Board decided they would like a more defined quote (i.e. area square footage to be covered and amount of bark needed for project) before approving the request. Rich Daniels asked that the slopes in The Bowl be weedeated. Roger

asked that Steve check the sprinklers in the island on Filly Court because they don't appear to be working. Clearwater invoice for backflow checks has been paid. Rich Daniels asked if there is something in the covenants or bylaws regarding homeowners maintaining appearance of their yards. Roger looked up the covenants and the BPHA can take action to maintain these yards in accordance with ACC standards and the expense be charged to property owner.

d. Recreation Committee. Karina Murphy, Absent. Rich reported for Karina that 2 2'x4' reusable signs advertising the Neighborhood Garage Sale were purchased for placement at the two entrances. Advertising is also on our website and Facebook page.

e. Webmaster. Dave Fillippone. Dave said the old system expired on May 19th and also was not a secure system. By June 3rd he purchased three years with a new host for \$72 and three years for 2 URLs for \$25. He has been working on setting up a new website and the board may want to discuss how to set up Facebook and to assign more generic addresses on the website.

f. Emergency Preparedness. Alida Abbott, Chair. Absent. Alida informed the board that at this time she doesn't have enough time to devote to this project and has resigned as Chair. Roger recommended we keep this committee which will be chairless for awhile.

g. Mailboxes. Roger Fish, Chair. The documents needed to move the mailbox on Trails End Drive further in from the present location is complete. Next step is to survey the area. The goal is to complete project by end of summer. There is a large inventory of Mailbox keys and locks on hand.

h. Annexation. No report.

4. Old Business:

a. Covenant violations at 7831 Western Court. In 2013, the owner converted a detached garage (960 SF) into additional living space without requesting approval from the ACC. A letter from the Board President has resulted in a response from the homeowner's attorney. The homeowner has agreed to put a deed restriction requirement on any future owners that the garage unit cannot be rented to nonfamily members.

b. A date for the annual meeting was tabled.

5. New Business:

a. Terry Kirkpatrick brought to the board's attention that a homeowner on Paddock Court bordering "The Meadow" has planted shrubs on HOA property and there is a concern regarding "Adverse Possession" in the future. The board decided to have Roger evaluate the situation.

b. It was brought up that there has been a big boat parked in the driveway at 1301 Stirrup Ct for 4 months. The board may need to send the owner a letter of covenant violation.

c. Roger stated with concerns for our very dry summer weather we should include an article of the rules against outdoor burning in the next newsletter.

5. Next Board Meeting. The next Board meeting will be held on Thursday, July 9, 2015 at 6:00 pm at Chris Meyers's home, 1429 Bridle Drive.

6. The meeting was adjourned at 7:10 pm.