

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

September 10, 2015

1. Stephen called the meeting to order at 6:00 PM at the home of Chris Meyers. 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		870-9745
Elena Guinn for Terry Kirkpatrick	Secretary	943-3293
Michelle Fields	Treasurer	253-720-8699

Absent:

Roger Fish	Board Member	753-7100
Dave Fillippone	Webmaster	480-0955
Steve Regester	Landscape & Maintenance Chair	515-0695
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 July 8 and July 23, 2015 Board meetings were approved.

3. Committee Reports:

a. Treasurer Report. Michelle Fields. Total Operating Assets in checking/savings as of July 31 are \$73,555. There are additional assets of \$12,073 in the Capital Reserve Fund and \$17,835 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 \$11,230 is in Accounts Receivable. Four homeowners have significant outstanding assessments. Liens have been filed on all. The Treasurers report was accepted.

b. Architectural Committee. Richard Daniels, Chair. One paint job was approved in August. An addition being added to the rear of the house at 7716 Saddle Ct SE was approved.

c. Landscape & Maintenance. Steve Regester, Chair. Steve was absent, but sent a short email. The Board approved by email on July 13, 2015 the proposed \$1,300 to put down new mulch at both entrances. Steve informed the Board that the contractor has done some cleanup of the storm debris in the Bowl. However, they are asking for \$300 more to finish the Bowl cleanup. Board members present looked at the Bowl and Stephen will email Steve to get more information on what more needs to be done before the Board approves the funds.

d. Recreation Committee. Chair (vacant). Elena Guinn reported that she, Jeanne Kirkpatrick and Karina Murphy surveyed the neighborhood and selected a “Yard of the Year”. The awardee will be announced at the Homeowners Annual Meeting. She also stated that refreshments for the meeting will be taken care of.

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

Dave was supposed to complete the new website design in time for the Board to review it in October and it be presented at the annual meeting. Stephen will contact him on status of this project.

f. Emergency Preparedness. Chair (vacant). No report. Alida Abbott submitted her resignation as the chair. Stephen received an email from Karina Murphy offering to become the chair of this committee. The board will accept her offer. Stephen will contact Karina.

g. Mailboxes. Roger Fish, Chair. Absent. Roger sent email stating it would cost \$500 to survey the area where the Trails End mailbox was to be moved to. That is almost half the cost of a mailbox unit so he didn’t think it should be moved at this time.

h. Compliance. Stephen reported that he wrote a letter to the Owner of the rental on corner of Arab and Trails End Drive regarding chickens and coop and a car up on cinder blocks. It appears the car is not on blocks and the chickens are gone.

Western Court property – A. Stephen stated he was contacted by a potential homeowner regarding building a garage and gave him Rich Daniel’s phone number to obtain ACC assistance. B. Michelle received a letter from the estate attorney of the former homeowner regarding notification to creditors. Stephen believes any lien will be part of the property sale. C. Terry sent a copy of the Realtor’s ad to board members with a concern that the modified garage could be rented by anyone. The Board present looked at the ad and didn’t think it gave any specific idea it could be a rental. D. Rich Daniels presented a draft Enforcement Policy and Fine Schedule for the Board to review and consider for presentation to the association and possible implementation. It will be discussed at the October meeting. Rich also stated a table/matrix could be developed of items in the CC & Rs that would be subject to fine.

4. New Business:

a. Newsletter. Elena stated a newsletter is planned to go out with the mailing for the Annual Homeowners Meeting. Right now the articles planned are about holiday decorating contest, recruitment for board members, report on garage sale, report on annexation status and reminders on parking on properties. She will prepare draft and Bill Moneer will finalize copy.

b. 2016 Board Directors. Stephen stated a new homeowner, Paul Edwards has agreed to complete Karina’s term. Bill Moneer said he may have two potential people. Rich Daniels said he would ask Tom Knowlton. .

5. Next Board Meeting. The next Board meeting will be held on Thursday, October 8, 2015 at 6:00 pm at 7702 Filly Court.

6. The meeting was adjourned at 7:00 pm.