

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

Oct 8, 2015

1. Stephen called the meeting to order at 6:05 PM at the home of Jeanne & Terry Kirkpatrick. In attendance were:

| | | |
|-------------------|--------------------------|--------------|
| Stephen Manning | President | 350-9816 |
| Richard Daniels | Board Member & ACC Chair | 253-209-6823 |
| Terry Kirkpatrick | Secretary | 943-3293 |
| Michelle Fields | Treasurer | 253-720-8699 |
| Frank Hensley | Annexation Liaison | 943-0456 |
| Phil Castle | | |
| Paul Edwards | | |

Absent:

| | | |
|-----------------------|-------------------------------|-----------------|
| Chris Meyers | Vice-President | 515-0168 |
| Karina Murphy-Daniels | Board Member | 253-820-8746 |
| 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) |

Note: President Manning reported that Karina Murphy-Daniels has rejoined the Board and will finish out her term. She will take over leadership of the Emergency Preparedness Committee from Alida Abbott. Karina provided her proxy for this meeting.

2. Minutes for the September 10, 2015 Board meeting were approved.

3. Committee Reports:

a. Treasurer Report. Michelle Fields. Total Operating Assets in checking/savings as of Sep 30 are \$46,642. There are additional assets of \$12,075 in the Capital Reserve Fund and \$17,849 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 \$4,848 is in Accounts Receivable. Four homeowners have significant outstanding assessments. Liens have been filed on all. Two additional homeowners are nearing the \$200 mark where the lien process begins. The Matson property may be sold allowing that debt to be recovered. The Treasurers report was accepted.

b. Architectural Committee. Richard Daniels, Chair. Approved a 550SF addition to a home on Arena Court. A new roof has been installed on a house on Rein St without ACC approval.

c. Landscape & Maintenance. Steve Regester, Chair. Steve was absent. Stephen will contact him to determine progress on mulching at the entrances.

- d. Recreation Committee. Chair position vacant. No report.
 - e. Webmaster. Dave Fillippone. Absent. There have been revisions and updates to the web site. Dave will make a presentation at the Annual Meeting.
 - f. Emergency Preparedness. Karina has volunteered to take over as Chair.
 - g. Mailboxes. Roger Fish, Chair. Absent. The Board voted at the September meeting not to move the mailbox on Trails End. No actions are open.
 - h. Compliance. Stephen reported that correspondence has been exchanged between attorneys on the property at 7831 Western Court. He confirmed that a deed restriction would be filed with Thurston County as part of the Sales process. Michelle offered to get a copy of the deed restriction, once it is filed. We then need to take this to the Thurston County Assessor's office to remove the "accessory structure" designation on the garage (to insure it can not be rented out).
 - i. Annexation. Frank Hensley, Chair. Frank reported that the Tumwater City Council passed an ordinance on October 6, 2015 setting January 1, 2016 as the effective date of annexation of Bush Prairie. He has prepared an article for the Newsletter that will be mailed with the Annual Meeting notice next week.
4. New Business:
- a. Nuisance Animals. Homewner Phil Castle attended the meeting to report on his neighbor's three dogs, penned outside close to his bedroom window that constantly bark. He has talked to the neighbor and to the County without success. The Board confirmed that this was a violation of a Thurston County Ordinance (and not a BPHA regulation). The County is not currently enforcing animal control ordinances due to budget restrictions. Stephen said he would talk to the owner of the dogs to encourage voluntary correction.
 - b. 2016 Board Directors. Karena and Roger will serve their second year on the Board in 2016. We will need three new Directors. Paul Edwards is willing to serve. Richard said he was talking to a neighbor.
 - c. Annual Meeting. The Annual Meeting will be held Sunday, November 8, 7 – 9 pm at the East Olympia HQ Firehouse.
 - d. Landscape Maintenance. There was discussion of the four corners at Trails End and Arab. The contractor needs to be directed to maintain all four corners (referred to Steve Regester).
 - e. Bush Prairie Entrance Signs. There was a proposal to purchase and install four small signs to mark the official boundaries (on roads) entering the HOA area.
5. Next Board Meeting. The next Board meeting will be held on Thursday, December 10, 2015 at 6:00 pm at Richard Daniels's home, 1408 Bridle Court. Board Officers for 2016 will be elected.
6. The meeting was adjourned at 7:30 pm.