

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

June 16, 2016

1. Chris called the meeting to order at 6:04 PM at Michelle Fields' home. In attendance were:

Chris Meyers	President	515-0168
Roger Fish,	Vice-President	753-7100
Bill Moneer	Board Member	870-9745
Dave Fillippone	Webmaster	480-0955
	Landscape & Maintenance Chair	
Patti Brumbaugh	Board Member/ACC Chair	688-7222
Terry Kirkpatrick	Secretary	943-3293
Michelle Fields	Treasurer	253-720-8699

Absent:

Richard Daniels	Architectural Committee	253-209-6823
David Rothschild	Architectural Committee	709-0677
		878-1667 (cell)

2. Minutes for the May 12, 2016 Board meeting were approved.

3. Committee Reports:

a. Treasurer Report. Michelle Fields. Total Operating Assets in checking/savings as of May 31 are \$38,067. There are additional assets of \$19,655 in the Capital Reserve Fund and \$17,683 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 \$4,400 is in Accounts Receivable. The Treasurer's report was accepted. There are three outstanding liens due to unpaid property assessments (> \$200). Notice has been given to a fourth owner.

b. Architectural Control Committee. Patti Brumbaugh, Chair. Fence approved at 2031 Horseshoe CT. Not able to contact Rich Daniels. Need to check and see if he is still able to work on the ACC.

c. Landscape & Maintenance. Dave Fillippone, Chair. Dave brought an unsigned copy of the contract that Sound Landscape Professionals is operating under. He will email copies to all Board members for review before the next Board meeting. We need to consider what changes to the contract are desirable and decide if we want to continue with the current contractor or go through a bid process.

Retention ponds need work. It was reminded that the Stormwater Maintenance Account pays for work inside Division 7 stormwater ponds (including the fence and the stormwater drain from the street). The General Operating account pays for mowing and other landscaping outside the fences in Division 7 and all work in other common areas. Bills from the contractor need to be itemized, so costs may be correctly applied.

River Walk needs work – Work Party?

Tennis Court needs to be cleaned.

Purchase new picnic tables (need anchors so they do not get stolen).

d. Recreation Committee. Chair position vacant. Debbie Hoxit is coordinating the garage sale to be held jointly with neighboring Homeowners Associations on 29-30 July, 9 - 4 (in Newsletter). Michelle will chair the picnic on a date TBD in August or September. We will provide the main dish and invite those who come to bring a salad or desert.

e. Webmaster. Dave Fillippone. Progress is being made on the web site. Eventually the two sites will be combined into one with the bushprairie.com address. Board members need to review the site and make recommendations to Dave for changes/additions. Some portions of the web site will be accessible to designated individuals for maintenance.

f. Emergency Preparedness. Chair position vacant. No report.

g. Mailboxes. Roger Fish, Chair. No issues.

4. New Business:

a. Outstanding Dues / Bankruptcy / Foreclosure. Michelle had sent notices to a homeowner regarding putting a lien on property for delinquent dues and discovered they no longer were the owners. There were three other homes with delinquent dues and homes have gone to foreclosure or homeowner declared bankruptcy. BPHA had not filed liens because the \$200 limit hadn't been reached and these outstanding dues are not collectible so the question of how to handle this was discussed. After discussion, the Board voted to write off the uncollectible debt. Bill and Roger offered to help Michelle with the accounting. Michelle will bill new homeowners the prorated amount of homeowners dues

b. Summer Newsletter. A newsletter will go out with the July 1 Dues Statements including articles on the garage sale, change in board positions, changes of the website, picnic, and reminders about political sign posting, walking pets, street safety, etc. Elena will draft and circulate to the Board for review. Bill will finalize copy for printing.

c. Board Officer Election. Roger Fish was elected to fill the Vice President position for the remainder of the year. The board position vacated by Paul Edwards is still unfilled.

d. Water Connection for Trails End Entrance. There was a discussion on the fact that there is not an Association owned meter on the water used at the Trails End Entrance. The connection is to the corner lot that is now for sale. Addition of a meter would be a significant expense.

e. Rebate for Electrical Service. Puget Sound Energy provided a rebate of \$1,791.09 to cover assumption of operation and maintenance of our street lights by the City of Tumwater as part of the annexation process. Our future electricity bill (for irrigation systems) should run about \$140/year. There was a lengthy discussion on what to do with the funds budgeted for electricity in 2016 that will not be spent (approx. \$5,860). One possibility is a reduction in dues to offset the 6% Tumwater utility tax that came with the annexation. The Board voted to credit the rebate to the electricity line item in the budget and bring a recommendation to Association owners as part of the budget process for 2017.

6. Next Board Meeting. The next Board meeting will be held on Thursday, July 14, 2016 at 6:00 pm at Chris Meyers' home, 1429 Bridle Drive.

7. The meeting was adjourned at 7:22 pm.