

BUSH PRAIRIE HOMEOWNER'S ASSOCIATION BOARD MEETING

July 12, 2018

1. Roger called the meeting to order at 6:00 PM at Mike Robert's home. In attendance were:

Roger Fish	President	753-7100
David Rothschild	Board Member/ACC Chair	878-1667
Debbie Hoxit	Board Member	701-3159
Mike Roberts	Board Member	357-4435
Dave Hill	Webmaster	
Elena Guinn for:	Secretary	
Michelle Fields	Treasurer	253-720-8699

Absent:

Vicki Huntley	Vice President	451-2617
Chris Meyers	Landscape Maintenance	515-0168
Richard Daniels	Architectural Committee	253-209-6823
Terry Kirkpatrick	Secretary	943-3293

2. Minutes for the May 10, 2018 Board meeting were approved.

3. Committee Reports:

a. Treasurer Report. Michelle Fields. Total Operating Assets in checking/savings as of June 30, 2018 are \$41,955.81. There are additional assets of \$20,026 in the Capital Reserve Fund and \$19,250 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 \$6,251 is in Accounts Receivable. We have 11 homeowners who owe greater than \$200 in past dues. Five liens are in place. Additional liens will be placed after completion of the formal notification process. This report was approved.

Michelle has directly contacted most of the owners who are overdue on their dues. Overall the number on the list has decreased. Homes are being sold in neighborhood. Six or seven HOA requests have been received from title companies. The title company involved with sale of the home on Western Ct has been made aware there is a deed restriction on property regarding the Accessory Dwelling Unit.

b. Architectural Control Committee. David Rothschild, Chair. One approval for fence project at 7637 Stable Ct was made.

c. Landscape & Maintenance. Chris Meyers, Chair. Written report submitted. Roger will check with Chris regarding any other landscape projects to be planned. Roger stated the Bush Prairie sign on Trails End Drive entrance is looking weathered and he will discuss with Chris about repainting parts of the sign. The board approved to have Chris seek bids for a landscape maintenance contract for the common areas. South Sound Landscape has been doing the work for several years and we should probably look into establishing another contract.

d. Recreation Committee. Chair: Debbie Hoxit. The Garage Sale will be 27-28 July, Fri and Sat. Debbie has made contact with co-ordinators from all adjacent neighborhoods and has received responses from all except Sterling Crossing. This year Deschutes Heights is also participating. The notice has been posted on "Next Door" and will be posted on Craig's List two weeks before the sale. She will also post a sign at entrances to Bush Prairie.

The annual picnic is on August 4th starting at noon. Michelle will check with Chris Meyers if he will allow us to use his water to set up a Water Slide. If not, Michelle will order a bounce house. Debbie

Hoxit offered a grill and Elena has the propane tank that belongs to BPHA. Roger offered to cook, Debbie and Elena will do the games. Those wanting to help should be at The Bowl to set up around 11am.

e. Webmaster. Dave Hill, Chair. Dave reported that he has added last year's and this year's issues of the newsletter on the website. He also advertised the Garage Sale, Annual Picnic and the Annual Meeting on the website and will do on Facebook page, too. He will update contact information for the ACC approval procedure on website. There was some discussion on advertising our website and Facebook page. Roger is going to try to add website address on bottom of neighborhood entrance signs.

f. Emergency Preparedness. Chair: position vacant. No report. The program has been suspended until a volunteer coordinator/lead comes forward.

g. Mailboxes. Roger Fish, Chair. No new information.

4. Old Business:

a. ACC Vacancy. Roger has a possible person who he hopes will be interested to be on Board and the ACC.

b. Tennis Court. There was a discussion on whether the association should continue to spend money to maintain the tennis court. How often is it used? Maybe there should be consideration of other facilities such as a half court basketball court or a shelter and storage area. Board members should be prepared to discuss this at the September meeting. It was suggested that some proposals could be presented at the annual meeting in November for discussion and possible vote.

c. Shed on Lot 187, 7831 Paddock Ct. Roger feels the homeowner should be made to prove that the shed is on his property and not on BPHA Common area. The board will send a courtesy letter to homeowner. Dave will draft the letter.

5. New Business.

Mike Roberts brought up that his neighbor has reported rats sited on his property. He is concerned that when the City of Tumwater does demolition of the buildings at the Trails End Arena site it may cause rats to flee from that area into the surrounding area which includes Bush Prairie and may cause an increasing rat problem in our neighborhood. Roger suggested Mike contact our city liaison, Frank Hensley, and see if he will discuss our concerns with the city.

6. Next Board Meeting. The next Board meeting will be held on Thursday, September 13, 2018 at 6:00 pm at Michelle's home, 7711 Saddle CT.

7. The meeting was adjourned at 7:08 pm.