

# BUSH PRAIRIE HOMEOWNER'S ASSOCIATION BOARD MEETING

September 13, 2018

1. Roger called the meeting to order at 7:06 PM at Vicki Huntley'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
Vicki Huntley	Vice President	451-2617
Elena Guinn for: Terry Kirkpatrick	Secretary	
Michelle Fields	Treasurer	253-720-8699
Tony Hanson	Homeowner	

Absent:

Dave Hill	Webmaster	
Chris Meyers	Landscape Maintenance	515-0168
Richard Daniels	Architectural Committee	253-209-6823
Terry Kirkpatrick	Secretary	943-3293

2. Minutes for the July 12, 2018 Board meeting were approved.

3. Committee Reports:

a. Treasurer Report. Michelle Fields. Total Operating Assets in checking/savings as of July 31, 2018 are \$39524.46 and as of August 31, 2018 are \$49683.85. There are additional assets of \$20025.71, July 31 and August 31, 2018 in the Capital Reserve Fund and \$19,266.81, July 31 and \$19283, August 31, 2018 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 12 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.

b. Architectural Control Committee. David Rothschild, Chair. Since the last meeting three approvals for fence projects, one approval for a garden project and one approval for a mechanized window shade was made. One Prefab aluminum patio cover request was not approved. Tony Hanson was present to discuss the shed in his yard which doesn't meet the ACC standards. He requested an exception to the standard because he feels the shed is of high quality materials and he could paint it to match the house color this spring when he plans to repaint the exterior of his house. Roger feels the shed is visible from the Common area, the Meadow, and feels an exception cannot be granted because the shed is visible to the public. The board voted not to grant an exception. Other recommendations were hardiplank or T111 siding be used or a trellis or other screening to block the shed from public view. Tony is to submit a proposed resolution plan to the ACC and this issue should be resolved by May 31, 2019 weather permitting.

c. Landscape & Maintenance. Chris Meyers, Chair. Written report submitted. Backflow preventors for 4 sprinkler locations were tested August 31<sup>st</sup> and reports sent to City of Tumwater. I will contact South Sound Landscape to turn water off in October. Porta Potty in the Bowl will be picked up by Oct 3<sup>rd</sup>. Cost was \$154 for 2 month rental. I plan to conduct a review of storm retention ponds in near future. Also plan to review tree removal surveys and plan for future removals. David Rothschild brought up that a maple tree on the Forest Walk is dangerous and needs to be removed ASAP. Roger will let Chris know.

Roger stated the Bush Prairie sign on Trails End Drive entrance is looking weathered and he will contact Bill Moneer to find out where the paints are so the sign can be repainted.

d. Recreation Committee. Chair: Debbie Hoxit. The Garage Sale went well. Friday is the best day for sales, Saturday everything slows down by 2pm. Michelle said cost for picnic went overbudget. She rented tables and chairs. Everyone agreed the water slide was a great change for the picnic. Michelle agreed to be the lead for next year's picnic. Debbie said the person planning the egg hunt is working on a day hunt for younger children and a night hunt for teens and adults. Elena reported that Jeanne recently was working on updating handouts for welcome baskets and Tammy Greenwell was working on putting some baskets together for recent new homeowners. She also reported that a committee of Jeanne Kirkpatrick, Judy Roberts and she canvassed the neighborhood and selected winners for 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> and honorable mention for Yard of the Year. This will be announced at the Annual Meeting. The next judging will be for Holiday Decorations in December and Debbie will be on the judging committee.

e. Webmaster. Dave Hill, Chair. Dave submitted a report that he has made some small updates to the website based on board's requests. He has forwarded some emails that came in to the appropriate persons. There was a lot of interest regarding the RV that was parked on Arab Drive for most of the summer.

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 hoped would be interested to be on Board and the ACC was not interested in the position.

b. Tennis Court. The discussion on whether the association should continue to spend money to maintain the tennis court continued from the last meeting. How often is it used? What about the suggestion for a pickleball court? It was suggested that some proposals could be presented at the annual meeting in November for discussion and possible vote. Michelle offered to check on playground equipment for a proposal. Roger will do one on repurposing the tennis court into a basketball court and will check with Chris about a proposal for a shelter area in The Bowl. Dave Rothschild also brought up a proposal to replace the fencing along Trails End Drive and Arab Drive entrance to the neighborhood.

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. **NOTE: This matter was not discussed at the meeting. Should be resolved by email or at next meeting. Comment by Elena**

d. Mike Roberts reported on rats and pests on City of Tumwater property demolition. The city responded that bids were out for the demolition and one of requirements in bids is that contractor will include pest management survey and a plan for how to manage pests as part of demolition. Bid deadline is September 12 and contract will be awarded September 18, 2018.

#### 5. New Business.

a. The RV that has been parked most of the summer on Arab Drive near Saddle Ct was discussed. Several complaints have been received on the website. It is noncompliant with CC & Rs and is a traffic safety issue. Roger asked Dave Rothschild to draft a letter specifically addressing RVs and it be sent to owner. There should also be a log of the letters – who it is sent to, when sent and followup actions and dates noted.

b. Roger presented draft for 2019 budget. He will work on final draft before next meeting.

c. Elena brought up the next newsletter should be done so it can be sent out with the Annual Meeting Notice in late October. Roger asked she send out an email to board requesting articles.

6. Next Board Meeting. The next Board meeting will be held on Thursday, October 11, 2018 at 6:00 pm at Dave Hill's home, 2027 Arab Dr.

7. The meeting was adjourned at 9:10 pm.