

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

September 9, 2019

1. Roger called the meeting to order at 6:10 PM at Linda Moehrke's home. In attendance were:

Roger Fish	President	753-7100
Debbie Hoxit	Vice President	701-3159
Linda Moehrke	Board Member & Rec Chair	
Mike Roberts	Board Member & ACC Chair	357-4435
Vicki Huntley	Treasurer	451-2617
Terry Kirkpatrick	Secretary	943-3293
Chris Meyers	Landscape Chair	515-0168
Frank Hensley	City of Tumwater liaison	
Scott Key	Homeowner	

Absent:

David Rothschild	Board Member/ACC Member	878-1667
Diane Buckley	ACC Member	
Dave Hill	Webmaster	

2. Legal Advice and Discussion. Bush Prairie Homeowner, Attorney Scott Kee, was invited to discuss legal issues pertaining to Homeowners Associations in general and Bush Prairie in particular. Among topics covered: We can take a Homeowner who owes back dues to court with, or without, a lien. Scott offered to review each case and provide his opinion. We need to find a qualified firm to file for us in Superior Court.

3. City of Tumwater. Frank reported that he had an appointment with the Assistant City Administrator, Heidi Behrends Cerniwey to discuss Comcast's role in the City of Tumwater. He will report back to the Board.

4. Minutes for the August 14, 2019 Board meeting were approved as amended.

5. Committee Reports:

a. Treasurer Report. Vicki Huntley, Treasurer. Total Operating Assets in checking/savings as of August 31 are \$39,012. There are additional assets of \$36,912 in the Capital Reserve Fund and \$20,183 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). Accounts Receivable is \$7,746 There are five homeowners who owe greater than \$200 in past dues and another seven who owe over \$150. Two liens are in place. The report was approved.

b. Architectural Control Committee. Mike Roberts, Chair. Nothing pending.

c. Landscape & Maintenance. Chris Meyers, Chair. The bee nest at the South entrance has been exterminated. Doggy garbage bags picked up and pail removed. Need to bark and clean up both

entrances. Retention ponds need attention. Irrigation systems need to be shut down and maintained (replace controllers). Tennis court markings need to be redone; net and crank need to be replaced. Porta-potty will be removed shortly. All danger trees have been removed. Chris is working on a new Contract that will, more clearly, identify requirements. We will put it out for bid; expect that the current contractor will be the low bidder.

The Board approved \$1500 to spend on recommended projects.

d. Recreation Committee. Chair: Linda Moehrke. The picnic was a successful event. Thanks Michelle! There were some new owners in attendance, but, overall fewer people came (26 adults & 15 children). Need to promote better next year.

e. Webmaster. Dave Hill, Webmaster. Archives have been restored on the website. Newsletter files have been updated. Dave has created a new email address: Board@bushprairie.com which will go to all Board members and Committee leads.

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

g. Mailboxes. Roger Fish, Chair. Nothing to report.

h. Compliance. Inspections continue. General feeling is that there has been positive response and that violations are manageable. It was suggested that we use gift cards as recognition of significant improvement. This needs to be an agenda item at the Annual Meeting.

4. New Business:

a. Treasurer. Vicki asked to be relieved of her Treasurer duties due to an overloaded schedule and school. Linda agreed to take over. They will transition over the remainder of 2019. We will need a new Recreation Chair to take over those duties from Linda. The Board approved Quickbooks training for Linda. Roger said he would arrange for training from his accountant.

b. Toys in the Bowl. The new Zip line toy was a hit at the picnic. We have a Whirl Cup Toy in storage. Need volunteers to install it. Chris will pick a date.

c. Annual Meeting. The 2019 Annual Meeting will be held at the Tumwater Fire Station on Sunday, November 17, 7 – 9 pm. Notice will be mailed, with a Newsletter, in October.

6. The next scheduled Board meeting will be held on Monday, October 14 at 6:00 pm at Dave Hill's, 2027 Arab Drive.

7. The meeting was adjourned at 8:00 pm.