

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

**December 9, 2019**

1. Roger called the meeting to order at 6:10 PM at his home. In attendance were:

Roger Fish	President	753-7100
David Rothschild	Board Member/ACC Member	878-1667
Linda Moehrke	Board Member	491-6071
Terry Kirkpatrick	Secretary	943-3293

Absent:

Debbie Hoxit	Vice President	701-3159
Mike Roberts	Board Member & ACC Chair	357-4435
Vicki Huntley	Treasurer	451-2617
Dave Hill	Webmaster	
Chris Meyers	Landscape Chair	515-0168
Frank Hensley	City of Tumwater liaison	

2. Minutes for the October 14, 2019 Board meeting were approved as amended.

3. Committee Reports:

a. Treasurer Report. Vicki Huntley, Treasurer. (Completed and posted subsequent to the meeting) Total Operating Assets in checking/savings as of November 30 are \$31,183. There are additional assets of \$37,050 in the Capital Reserve Fund and \$20,235 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 \$4,645 (a 45% improvement from last year as a result of Vicki's efforts). There are three homeowners who owe greater than \$200 in past dues and another four who owe over \$150 (both reduced from the previous month). Two liens are in place. Vicki is working with Linda Moehrke to transfer Treasurer responsibilities.

b. Architectural Control Committee. Mike Roberts, Chair. Nothing pending. It appears that construction has started on Lot #146 (Parcel # 37990014600), 2015 Arena Court, without application for approval from the ACC. David Rothschild has checked the property and will coordinate with Mike Roberts to contact the owners (Robert & Cynthia Johnson, 13830 Loreece Ln SW, Tenino, WA 98589. The property was sold March 12, 2018).

We need to recruit a third ACC member.

c. Landscape & Maintenance. Chris Meyers, Chair. Three bids have been received for our Landscape Maintenance Contract proposal. All are significantly higher than what we are currently paying and beyond what we can afford within current revenue. The Board authorized Chris to negotiate a reduced scope within \$1200/month (current contract is for \$761/month at a lesser scope than proposed) and recommend the best proposal to the Board.

d. Recreation Committee. Chair: Linda Moehrke. Linda is forming a team to judge the best neighborhood holiday decorations.

e. Webmaster. Dave Hill, Webmaster. No report.

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

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

h. Compliance. Tabled. This was discussed at the Annual Meeting. There continues to be strong Association support for bringing all owners into compliance with the Covenants, By-Laws & ACC Standards. During 2019 the Board accomplished an inventory of significant violations and pursued an education program.

4. New Business:

a. Board Positions. Mike Roberts and Debbie Hoxit were re-elected to the Board at the Annual Meeting. Linda Moehrke will be assuming Treasurer duties. We need to fill her Board position.

b. Board Meetings. After discussion, it was determined to hold Board meetings on the 2<sup>nd</sup> Thursday of each month at 6:00pm. There will be no meeting in February, April, and June, unless issues requiring immediate attention are identified. Roger provided a schedule.

c. Elections. Roger and Debbie volunteered to continue as President and Vice-President, respectfully. The Board confirmed them for 2020.

6. The next scheduled Board meeting will be held on Thursday, January 9 at 6:00 pm at Terry Kirkpatrick's home, 1739 Arab Drive.

7. The meeting was adjourned at 7:25 pm.