

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

January 9, 2020

1. Roger called the meeting to order at 6:05 PM at Terry Kirkpatrick's home. In attendance were:

Roger Fish	President	753-7100
Mike Roberts	Board Member & ACC Chair	357-4435
David Rothschild	Board Member/ACC Member	878-1667
Linda Moehrke	Board Member, incoming Treas	491-6071
Terry Kirkpatrick	Secretary	943-3293

Absent:

Debbie Hoxit	Vice President	701-3159
Vicki Huntley	Outgoing Treasurer	451-2617
Dave Hill	Webmaster	
Chris Meyers	Landscape Chair	515-0168
Frank Hensley	City of Tumwater liaison	

2. Minutes for the December 9, 2019 Board meeting were approved as amended.

3. Committee Reports:

a. Treasurer Report. Linda Moehrke, Incoming Treasurer. Total Operating Assets in checking/savings as of Decemger 30 are \$30,102. There are additional assets of \$37,102 in the Capital Reserve Fund and \$20,255 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 – not yet reflected in this report). Accounts Receivable is \$4,621. There are three homeowners who owe greater than \$500 in past dues. Two liens are in place. Vicki is working with Linda Moehrke to transfer Treasurer responsibilities. Linda needs to add her name to our bank account. The Board voted to appoint Linda Russell-Moehrke as BPHA Treasurer. The Treasurers report was approved. A planned visit to a new Homeowner was postponed.

b. Architectural Control Committee. Mike Roberts, Chair. An application has been received for a new home to be constructed on Lot #146 (Parcel # 37990014600), 2015 Arena Court. All information meets Covenants requirements. The application has been approved.

We need to recruit a third ACC member.

c. Landscape & Maintenance. Chris Meyers, Chair. The Board authorized Chris to approve a new Landscape Maintenance contract with SLP at \$1200/month. They also approved the removal of two dead trees from the Common area around Stable Ct (to be done by others at no cost to the Association). Chris and David are to inspect this common area and identify other danger trees.

d. Recreation Committee. Chair: Vacant. Linda reported on the best neighborhood holiday decorations. Gift cards and certificates have been delivered. Need to check with Debbie to see who is the lead for the April 11 Egg Hunt.

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. No report.

4. New Business:

a. Board Positions. We need to fill Linda's Board position to free her to accomplish Treasurer duties. Roger said that Al King had indicated an interest in the position.

Roger appointed Linda Moehrke as Bush Prairie Homeowners Association Treasurer, effective February 1, 2020. Linda needs to be added as a signee for our bank account and Vicki Huntley needs to be removed from the account.

Terry Kirkpatrick was reappointed Secretary for 2020.

b. Survey of property line between 7831 Paddock Ct and The Meadow. Chris needs to arrange for a survey to determine if the Accessory Bldg on this lot is encroaching on Association property. The Board authorized up to \$2,000 to accomplish this effort.

c. Goals for 2020. There was a discussion on primary Goals for 2020. Included are: installing the remaining new toy in the Bowl, continuation of compliance efforts, a focus on the need to identify new volunteers for Association duties and events, update of position binders, improvements to Forest Walk (plus continued effort to coordinate with our neighbors for access to the Deschutes River), and a check on which liens are still active (ensuring that there are active liens on the three properties that owe over \$500 – it was noted that liens filed in Thurston County expire after 10 years).

6. The next scheduled Board meeting will be held on Thursday, March 12 at 6:00 pm at Linda's home, 7728 Saddle Court.

7. The meeting was adjourned at 7:15 pm.