

BUSH PRAIRIE HOMEOWNER'S ASSOCIATION BOARD MEETING

August 20, 2020

1. Roger called the meeting to order at 6:05 PM by conference call. This meeting replaces the scheduled July 9, 2020 meeting that, by agreement of Board members, was postponed. Participating were:

Roger Fish	President	753-7100
Debbie Hoxit	Vice President	701-3159
Mike Roberts	Board Member & ACC Chair	357-4435
David Rothschild	Board Member/ACC Member	878-1667
Linda Moehrke	Treasurer	491-6071
Terry Kirkpatrick	Secretary	943-3293
Absent:		
Al King	Board Member	943-4431
Chris Meyers	Landscape Chair	515-0168
Dave Hill	Webmaster	
Frank Hensley	City of Tumwater liaison	

2. Minutes for the July 30, 2020 Board meeting were approved.

3. Committee Reports:

a. Treasurer Report. Linda Moehrke, Treasurer. Total Operating Assets in checking/savings as of July 31 are \$49,830. There are additional assets of \$37,632 in the Capital Reserve Fund and \$21,039 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 \$6,677. There are three homeowners who owe greater than \$1000 in past dues. Two liens are in place. Several previously delinquent owners have caught up on their payments.

Linda reported that she is working on the lien that has expired and needs to be refiled. The recording fee is \$103.50, but there may be other expenses. Roger offered to help with the process.

The Checks report has been temporarily revised to include the name of the recipient of the check. She is researching a simpler way to do this.

Two new owner packets are prepared and will be delivered soon.

The Treasurer's report was approved.

b. Architectural Control Committee. Mike Roberts, Chair. Two painting requests (same colors) were approved. Two shed requests were not approved for failing to meet ACC standards.

There was a lengthy discussion on cases where owners were ignoring ACC standards. The Board voted to set aside \$4,000 (unbudgeted) for attorney fees for legal advice on enforcement of BPHA ACC standards. Mike will consult with Roger and owner, Scott Kee, to select an attorney.

The issue of existing ACC violations was raised. The Covenants are clear (Article VIII): "Failure by the Association or by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter." Resolving past failures should not influence preventing future violations.

The use of liens to enforce the ACC standards was discussed. Article VI, Section 12 of the Covenants addresses maintaining ACC standards and states: "In the event that any lot owner or resident fails to do so after receipt of written notice from the ACC or homeowners' association, the association or the ACC may take action as authorized in the By-Laws . . .". The By-Laws (Article XIII, Section 3, state further:

“Reasonable attorney’s fees and court costs for the enforcement of ACC standards of maintenance and appearance shall be charged to the owner who violates the standards and collected in the manner of assessments through a lien.”

Debbie discussed educating Owners on the cost to them of hiring a management firm, if we are unable to enforce ACC standards under the current self-management process.

We also have in place, Board Policy 4: Enforcement: Rules, and Fine Schedule which sets out a process to fine owners who violate ACC standards. Construction of a structure without ACC approval is specifically mentioned in this Policy and the owner in violation may be fined \$100/month until the violation is remedied, and all fines have been paid.

All denials of requests to build in violation of ACC standards should be accomplished by a letter sent by certified mail. We should consider doing the same when an owner fails to request ACC approval and builds without it.

We need to recruit a third ACC member.

c. Landscape & Maintenance. Chris Meyers, Chair. Chris provided an email report. Birds are landing on the basketball backboard and making a mess of the court. The Board requested that Chris install a deterrent on the backboard.

d. Recreation Committee. Chair: Vacant. Yard-of-The-Year award was discussed. Debbie agreed to lead the selection. Roger and Linda volunteered to participate. Elena Guinn will be invited to provide input.

e. Webmaster. Dave Hill, Webmaster. Dave provided an email report. The Web site is up to date. Cost data was provided for acquiring a Zoom account for the Annual Meeting.

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

g. Mailboxes. Roger Fish, Chair. All is well. See Mailbox FAQs.

h. Compliance. Discussion on various issues.

4. New Business:

a. Annual Meeting. The Board approved holding the October 8 Board meeting and November 15 Annual Meeting using ZOOM.

b. Eagle Scout Project. Roger will contact Connor Mitchell who is seeking approval to install a Mini-Library in the neighborhood.

c. Safety. Debbie raised concern on large trees with limbs that extend into the ROW and are being hit by trucks. Branches break and fall causing potential hazards. She agreed to be the Board’s point of contact with the City of Tumwater to encourage enforcement of City codes.

6. The next scheduled Board meeting will be held on Thursday, September 10 at 6:00 pm by a conference call.

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