

# BUSH PRAIRIE HOMEOWNER'S ASSOCIATION BOARD MEETING

September 17, 2020

1. VP Debbie Hoxit called the meeting to order at 6:07 PM on a ZOOM meeting hosted by Webmaster, Dave Hill. This meeting replaces the scheduled September 10, 2020 meeting that, by agreement of Board members, was postponed. Participating were:

Debbie Hoxit	Vice President	701-3159
Mike Roberts	Board Member & ACC Chair	357-4435
David Rothschild	Board Member/ACC Member	878-1667
Dave Hill	Webmaster	
Linda Moehrke	Treasurer	491-6071
Terry Kirkpatrick	Secretary	943-3293

Absent:

Roger Fish	President	753-7100
Al King	Board Member	943-4431
Chris Meyers	Landscape Chair	515-0168
Frank Hensley	City of Tumwater liaison	

2. Minutes for the August 20, 2020 Board meeting were approved.

3. Committee Reports:

a. Treasurer Report. Linda Moehrke, Treasurer. Total Operating Assets in checking/savings as of August 31 are \$47,288. 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 \$6,330. Two liens are in place. The Board approved refiling a third lien. Linda has the form to accomplish this. It will require Roger's notarized signature.

The Treasurer's report was approved.

b. Architectural Control Committee. Mike Roberts, Chair. Three requests for ACC approval (2 paint, 1 roof) are in process. Mike noted that some requests are being made at the same time the work is being done. We need to educate owners on a need for lead time. This should be covered in the upcoming newsletter.

Mike, at Board direction, has contacted an attorney, Chris Coker, with a request to assist the Association on compliance. Copies of our Covenants and Bylaws have been provided. Mike will report back on recommendations. We need to resolve the existing violations and avoid future ones.

We need to recruit a third ACC member.

c. Landscape & Maintenance. Chris Meyers, Chair. Chris provided an email report. A yellow-jacket nest has been removed from the Bowl.

- d. Recreation Committee. Chair: Vacant. Yard-of-The-Year award was discussed. Winners have been selected and will be announced at the Annual Meeting. The Board approved additional funds for a third-place tie. Linda will prepare the certificates. Debbie will purchase the gift cards.
  - e. Webmaster. Dave Hill, Webmaster. Dave set up our first ZOOM meeting. All went well. We agreed to use our email list to invite additional Association Owners to the October Board meeting. The Annual Meeting will also be held on ZOOM (announced in the Notification Letter and the next Newsletter).
  - f. Emergency Preparedness. Chair: position vacant. There was a discussion on encouraging preparation among Owners. Debbie will pull some information together. Dave will add it to a link to our web site. We will promote it in the upcoming newsletter.
  - g. Mailboxes. Roger Fish, Chair. All is well. See Mailbox FAQs.
  - h. Compliance. Chair: position vacant. Several issues were discussed.
4. New Business:
- a. Annual Meeting. The Annual Meeting will be held on November 15 using ZOOM.
  - b. Eagle Scout Project. Roger is working with Connor Mitchell who is seeking approval to install a Mini-Library in the neighborhood.
  - c. Safety. Debbie will work with the City on the problem of large trees with limbs that extend into the ROW and are being hit by trucks.
  - d. Newsletter. Elena Guinn is preparing to develop a Newsletter that will go out with the Annual Meeting announcement, in late October. Articles should include yard-of-the-year, annual invoicing of assessments, mini-library (?), Annual Meeting, common areas, landscape items, compliance, etc.
  - e. Encroachment on Association property. The new owner at 2010 Arab Drive appears to have placed play equipment on the adjacent Association lot used for stormwater detention. Debbie has talked to the Owner. David will check with Chris to determine if his data can be used to accurately determine the property line.
  - e. New Home. The vacant lot at 2015 Arena Ct. has been purchased. The Owner is planning to build and is in contact with our ACC.
6. The next scheduled Board meeting will be held on Thursday, October 8 at 6:00 pm utilizing ZOOM. Primary agenda item will be Board approval of the 2021 BPHA budget, in preparation for bringing it to the Annual Meeting.
7. The meeting was adjourned at 6:55 pm.