

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

December 17, 2020

1. Roger Fish called the meeting to order at 6:08 PM on ZOOM. Participating were:

Roger Fish	President	753-7100
Debbie Hoxit	Vice President	701-3159
Mike Roberts	Board Member & ACC Chair	357-4435
Linda Moehrke	Treasurer	491-6071
Terry Kirkpatrick	Secretary	943-3293
Frank Hensley	City of Tumwater liaison	
James Chaney	Owner	
Tim Wachtman	Owner	

Absent:

Al King	Board Member	943-4431
David Rothschild	Board Member/ACC Member	878-1667
Chris Meyers	Landscape Chair	515-0168
Dave Hill	Webmaster	

2. Introductions were made, and Minutes for the October 8, 2020 Board meeting were approved.

3. Committee Reports:

a. Treasurer Report. Linda Moehrke, Treasurer. Total Operating Assets in checking/savings as of November 30 are \$47,874. There are additional assets of \$37,948 in the Capital Reserve Fund and \$21,060 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 \$6,579. Liens are in place on two properties. A third lien will be filed after consultation with our attorney.

Linda discussed the lack of a match between our bank accounts and Quickbooks. The Board voted to approve up to \$1,000 of assistance from accountant Ron Hall to work with Linda.

After discussion, it was decided to deposit funds from matured CDs into savings, have Linda compare investing in 5-yr CDs or money-market funds, and discuss further at the January meeting.

A request has been received from a realtor, who is marketing the property at 2034 Arab Drive, for financial information on the Association. Linda will contact the realtor and offer to provide copies of our budget for the past two years.

The Treasurer's report was approved.

b. Architectural Control Committee. Mike Roberts, Chair. An addition to the home at 1248 Bridle Ct has been approved (roof, siding, and color will match).

c. Landscape & Maintenance. Chris Meyers, Chair. No report.

d. Recreation Committee. Chair: Vacant. Debbie Hoxit reported that Holiday Decorations winners had been selected. The Board approved additional funds for a third-place tie. Debbie recommended that, in the future, we not wait until the Annual Meeting to announce the winners of Best Yard. By then, the yards don't look the same as when they were selected. Possibly announce at the Picnic. We have assistant chairs for the Yard Sale and the Egg Hunt; need a lead for the 2021 Picnic.

e. Webmaster. Dave Hill, Webmaster. Website is working well.

f. Emergency Preparedness. Chair: position vacant. This needs a lead to function. We can live without it, but it was great when we had it.

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

h. Compliance. Chair: position vacant. COVID has impacted efforts to ensure compliance with our Covenants and other regulations.

i. City of Tumwater liaison. Frank Hensley, Chair. Frank reported that, due to lack of funds, no immediate action was expected on both the Maintenance Facility planned at the old Trails End Arena site and traffic management at the intersection of 79th Ave and Old Highway 99. The contract between the City and Comcast has been extended for a year. He is working to get answers on what will happen in the future.

4. New Business:

a. Filling vacant positions. One Board position and one ACC position are vacant. James Chaney and Tim Wachtman volunteered to fill either. After discussion, Tim was appointed to the vacant Board position (two years) and James was appointed to the ACC position. Both were thanked for stepping up.

b. Election and appointment of Officers. Roger Fish was elected President. Debbie Hoxit was elected Vice-President. Linda Moehrke was appointed Treasurer. Terry Kirkpatrick was appointed Secretary.

c. Goals for 2021. Roger announced his goals for 2021: 1) Update position binders, 2) Focus on compliance, and 3) Update the Capital Reserve Fund analysis. The goals were approved by the Board.

Mike Roberts announced an ACC goal to revise ACC Standards for roofing materials. As part of the bylaws, ACC standards are approved by the Board on an interim basis and approved by the Association at the next Annual Meeting (as a revision to the bylaws).

7. The meeting was adjourned at 7:40 pm.