

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

January 14, 2021

1. Roger Fish called the meeting to order at 6:10 PM on ZOOM. Participating were:

Roger Fish	President	753-7100
Debbie Hoxit	Vice President	701-3159
Mike Roberts	Board Member & ACC Chair	357-4435
Al King	Board Member	943-4431
Tim Wachtman	Board Member	
Linda Moehrke	Treasurer	491-6071
Terry Kirkpatrick	Secretary	943-3293
Chris Meyers	Landscape Chair	515-0168
Dave Hill	Webmaster	
James Chaney	ACC Member	(254) 392-1111
Doug Campbell	Owner	

Absent:

David Rothschild	ACC Member	878-1667
Frank Hensley	City of Tumwater liaison	

2. Participating Owner, Doug Campbell was welcomed; Introductions were made; and Minutes for the December 17, 2020 Board meeting were approved.

3. Committee Reports:

a. Treasurer Report. Linda Moehrke, Treasurer. Linda reported that progress is being made on correcting issues that have caused our Quickbooks financial management system to not be coordinated with our bank accounts. WSECU is helping and accountant Ron Hall will provide assistance and an audit. Target is to have this complete by our March Board meeting.

Linda has worked on an online invoicing system. After several address changes, there are about 60 owners who wish to be billed electronically. This should be in place for 2022 invoices and will save the Association postage costs.

Two homes are currently in escrow. 2021 dues have been received from 27 owners. The balance from a matured CD has been moved to savings. We have two active liens. Two more accounts should have a lien, but we are waiting for legal advice.

b. Architectural Control Committee. Mike Roberts, Chair. Discussed a request for a new roof and solar panels at 2010 Arab Drive. The owner is reluctant to contact neighbors because of COVID. Since the new roof will be the same color as the old one, the Board concluded that the project should be approved. Mike will notify the Owner.

Mike will work with David Rothschild and James Chaney to revise ACC standards for roofing materials. Roger offered to host a ZOOM to facilitate the meeting.

c. Landscape & Maintenance. Chris Meyers, Chair. Chris provided a photo of the new doggie bag dispenser location. He has walked the common areas and provided some comments: leaves piled along the fence on the entrance to the Meadows, stormwater outfalls, trees and limbs, and a boat parked on Association property on the track around the bowl. He also showed a mapping of the property lines around the bowl. One fenced yard extends significantly onto Association property. He will contact the Owner. This is another area where we need to move forward to get legal advice.

d. Recreation Committee. Chair: Vacant. After discussion, Holiday Decorations awards were revised. Association events for 2021 were discussed. COVID precautions may require cancellation.

e. Webmaster. Dave Hill, Webmaster. The “board” email distribution is being changed to include only the elected members of the Board. Website is working well. Roger suggested that we look into extending the Wordpress subscription beyond one year.

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. City of Tumwater liaison. Frank Hensley, Chair. Written report of City of Tumwater meeting on the Comcast contract and Frank’s testimony discussed.

4. New Business:

a. Request to defer 2021 dues. A request has been received from an Owner to defer 2021 dues due to financial difficulties resulting from the COVID pandemic. After discussion, the Board voted to approve the request, deferring dues for the Owner (who has paid dues on time since 2004) for one year, without interest. This is a one-time action. Any future requests will be considered on their own merits. Linda will notify the Owner.

b. Goals. Roger provided a written statement of Goals for 2021. For notebooks, he will update general information. Secretary, Treasurer and Committee Leads should review and suggest updates to their responsibilities. For the update of the Capital Reserve Study, Roger will work with Chris to update the visual site inspection to identify all reserve components.

5. There will not be a Board meeting in February. The next scheduled Board meeting will be held on Thursday, March 11 at 6:00 pm utilizing ZOOM.

The meeting was adjourned at 7:40 pm.