

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

August 12, 2021

1. Roger Fish called the meeting to order at 6:06 PM on ZOOM. Participating were:

Roger Fish	President	753-7100
Debbie Hoxit	Vice President	701-3159
Tim Wachtman	Board Member	
Linda Moehrke	Treasurer	491-6071
Terry Kirkpatrick	Secretary	943-3293
Frank Hensley	City of Tumwater liaison	
Absent:		
Mike Roberts	Board Member & ACC Chair	357-4435
James Chaney	Board Member & ACC	(254) 392-1111
Chris Meyers	Landscape Chair	515-0168
Dave Hill	Webmaster	
David Rothschild	ACC Member	878-1667

2. Minutes for the July 29, 2021 Board meeting were approved.

3. Committee Reports:

a. Treasurer Report. Linda Moehrke, Treasurer. Total Operating Assets in checking savings as of July 31 are \$54,646. There are additional assets of \$44,252 in the Capital Reserve Fund and \$21,277 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 \$4,880 (past dues are outstanding for 8 homeowners). A lien has been removed on one account that was paid as the property was sold. One lien remains active. A second lien is in process of being placed. This is the lowest number of outstanding accounts in several years (the Board thanked Linda for her efforts). There was a recommendation to move some "miscellaneous" expenses to existing accounts. The Treasurer's report was approved.

Two new initial Welcome Packets were delivered. The Association mailbox rental was paid for the remainder of 2021.

b. Architectural Control Committee. Mike Roberts, Chair. No report.

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

d. Recreation Committee. Chair: Vacant. We may have a volunteer to take the lead on our Annual Picnic. However, with the current COVID situation, we should probably cancel it. Action was tabled.

Debbie will take the lead on selection of "Yard of the Year." Linda volunteered to help. Pam Fish will be contacted to make up a team of three.

- e. Webmaster. Dave Hill, Webmaster. No report
 - 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. Frank reported that a roundabout was planned for the intersection of 79th Ave and Old Highway 99. The project is not yet in the City budget.
4. New Business:
- a. Compliance Issues Update. The residence with trash and old appliances sitting in the yard was discussed.
 - b. Attorney Consultation. Mike and Debbie are still working on a written summary of the advice received. Key advice was to be consistent with compliance issues and to go after the most egregious. Debbie will contact the attorney to get promised standard letter formats.
 - c. Annual Meeting. Roger will draft the 2031 Reserve Study and the 2022 annual budget and bring them to the September meeting. The City of Tumwater is still holding virtual City Council meetings. The Fire Hall is not available for “in person” public meetings. The Board decided to conduct the 2021 BPHA Annual Meeting utilizing ZOOM on November 7, 2021.
5. The next scheduled Board meeting will be held on Thursday, September 9 at 6:00 pm utilizing ZOOM.

The meeting was adjourned at 6:42 pm.