

BUSH PRAIRIE HOMEOWNER'S ASSOCIATION BOARD MEETING

December 8, 2021

1. Roger Fish called the meeting to order at 6:03 PM on ZOOM. Participating were:

Roger Fish	President	753-7100
Debbie Hoxit	Vice President	701-3159
Tim Wachtman	Board Member	
Mike Roberts	Board Member & ACC Chair	357-4435
James Chaney	Board Member & ACC	(254) 392-1111
Linda Moehrke	Treasurer	491-6071
Terry Kirkpatrick	Secretary	943-3293

Absent:

Chris Meyers	Landscape Chair	515-0168
Dave Hill	Webmaster	
David Rothschild	ACC Member	878-1667
Frank Hensley	City of Tumwater liaison	

2. Minutes for the October 21 2021 Board meeting were approved.

3. Committee Reports:

a. Treasurer Report. Linda Moehrke, Treasurer. Total Operating Assets in checking savings as of November 30 are \$37,790. There are additional assets of \$47,792 in the Capital Reserve Fund and \$21,994 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 \$3,989. Only two homeowners are delinquent on dues. One lien remains active. A second lien is in process of being placed. 67 Owners have indicated they wish to receive their 2022 Assessments by email. Linda said she was looking for help with QuickBooks in general and specifically on on-line banking. The Treasurer's Report was accepted and Linda was commended for her persistence in eliminating over 10 delinquent accounts over the past year.

b. Architectural Control Committee. Mike Roberts, Chair. No new applications have been received.

c. Landscape & Maintenance. Chris Meyers, Chair. No report. Chris will have our landscape contractor cut back the shrubs that are overgrowing the fence at two stormwater ponds.

d. Recreation Committee. Chair: Vacant. Debbie reported that Christmas decorations will be judged on December 16. Debbie, Linda, and James's wife Mayl will do the judging.

e. Webmaster. Dave Hill, Webmaster. Dave set up the ZOOM meeting.

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. No report.

4. New Business:

a. Compliance. Debbie did a walk-around of the neighborhood and identified violations that we can prioritize and begin to send warning letters to cited Owners. The list was shared with Board members. Comments and other violations that should be added to the list should go to Debbie. Debbie plans to begin sending letters in February.

b. Division 7 Stormwater Facility Maintenance Fees. The Board voted to modify Board Policy #1. Division 7 Owners will continue to be assessed \$2.00/month until they become “vested” (initially a contribution of \$200; adjusted up by \$50 each time the “sinking fund” falls below \$10,000). Since we have over \$20,000 in the fund, current assessments will be unchanged.

c. Election of Officers for 2022. By unanimous vote, Debbie Hoxit was elected President and Tim Wachtman was elected Vice President. Debbie asked Linda and Terry to continue as Treasurer and Secretary, respectively. As approved by the Association at the Annual Meeting, the ACC for 2022 will be made up of Mike Roberts, James Chaney, and David Rothschild. Mike will continue as Chair.

d. Roger reported that he will probably move next Spring. He will remain on the Board until then and nominate his replacement. He was thanked for his 5 continuous years as Board President.

5. The next scheduled regular Board meeting will be held on Thursday, January 13 at 6:00 pm utilizing ZOOM. The meeting was adjourned at 6:45 pm.