

BUSH PRAIRIE HOMEOWNER'S ASSOCIATION BOARD MEETING

March 10, 2022

1. Debbie Hoxit called the meeting to order at 6:05 PM on ZOOM. Participating were:

Debbie Hoxit	President	701-3159
Tim Wachtman	Vice President	
Mike Roberts	Board Member & ACC Chair	357-4435
Linda Moehrke	Treasurer	491-6071
Terry Kirkpatrick	Secretary	943-3293
Elena Guinn	Newsletter Editor	

Absent:

Roger Fish	Board Member	753-7100
James Chaney	Board Member & ACC	(254) 392-1111
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 February 10, 2022 Board meeting were approved.

3. Committee Reports:

a. Treasurer Report. Linda Moehrke, Treasurer. Total Operating Assets as of February 28 are \$58,409.26*. There are additional assets of \$48,527.11* in the Capital Reserve Fund and \$22,845 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 (\$6,840 of 2021 Capital Reserve Funds remains to be transferred). Accounts Receivable is \$12,930. Collection of 2022 Dues is still in process. One lien remains active. A second lien is in process of being placed. Invoices for 2022 have been mailed. Taxes have been filed. The transfer of 2021 stormwater funds has been completed. The Treasurers report was accepted pending amendments.

See New Business for discussion on the Association Post Office Box.

b. Architectural Control Committee. Mike Roberts, Chair. There were no new applications. There was a discussion on a 2019 ACC approval to replace a septic system and add a bedroom. Work has not been completed and there is construction debris in the yard. Mike will follow up.

c. Landscape & Maintenance. Chris Meyers, Chair. Debbie reported that repairs to the stormwater pond (\$1,772) on Gelding Ct. have been completed.

d. Recreation Committee. Chair: Vacant. Debbie reported that Laurie Milligan has agreed to lead the Easter Egg Hunts in the Meadow in the daytime and the Bowl in the evening. We are planning for Saturday, April 16. Terry volunteered his back yard, if the usual setup area near the fence in the Meadow is too wet. Tim said his wife, Nichole, would help. We need to find more volunteers.

Debbie reported that the joint Garage Sale was on for July 8-9, 2022. Five neighborhoods will participate.

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. The lead on this needs to be changed. Roger said he would talk to Chris.

h. City of Tumwater liaison. Frank Hensley, Chair. No report.

4. New Business:

a. Compliance. Seven courtesy letters were sent to homeowners (RVs/trailers/boats). Six have replied; working on finding the Owner's address for the last. Where we are on each was discussed. Courtesy letters on sheds and fences will go out this month. It was agreed that the follow-up letters were the proper places to address potential fines (all this information is on the web site).

b. Carports. How to address carports built for RVs without ACC approval was discussed. The current Covenants, By-Laws, and ACCs are clear. No parking or storage (other than temporary) of an RV is permitted unless screened from public view. A six-foot opaque fence, or other visual barrier, such as shrubbery will be considered adequate screening (The top of the RV may be seen over the fence). The RV must be on a prepared hardstand. Any storage building must follow the architecture of the home (type of roofing, roof pitch, color, etc.). The Board discussed a process to grant an exception for carports that meet less than full standards. There was agreement that many of the existing RV carports (built without ACC approval) degrade the appearance of the neighborhood.

An additional option is to store the RV. Southgate Fence at 7532 Henderson Blvd, close to Bush Prairie has rental storage (360) 352-3934. We could possibly arrange for an Association discount. Debbie will check.

c. BPHA Mail Box. Linda made a presentation on options for receiving mail. We currently rent a box at Airport Storage. We could save about \$100/year by switching to the U.S. Post Office in Tumwater. After discussion, the Board decided, to avoid the confusion of changing our address, to continue to use the Airport Storage box.

d. Shed in violation. We need to find the letters exchanged on the storage shed on Lot 100. Roger should have them.

e. Capital Reserve Plan. We need to get the files on the Capital Reserve Plan from Roger before he leaves.

f. Dues Increase. Once the correct cost of Contracted Landscaping has been entered in the 2022 budget, we will be operating at a loss of over \$5,000 for the year. We do not have the reserves to manage this for the long term. Now is the time to approve a dues increase for 2023 (as discussed at the 2021 Annual Meeting). The Board will vote on this at the April meeting.

g. Doggy Bags. Elena requested approval for the purchase of 5 boxes of doggy bags. Debbie approved the expenditure.

5. The next scheduled regular Board meeting will be held on Thursday, April 14 at 6:00 pm utilizing ZOOM. The meeting was adjourned at 8:00 pm.