

BUSH PRAIRIE HOMEOWNER'S ASSOCIATION BOARD MEETING

April 14, 2022

1. Debbie Hoxit called the meeting to order at 6:04 PM on ZOOM. Participating were:

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

Absent:

Dave Hill	Webmaster	
David Rothschild	ACC Member	878-1667
Frank Hensley	City of Tumwater liaison	
Elena Guinn	Newsletter Editor	

2. Minutes for the March 10, 2022 Board meeting were approved.

3. Committee Reports:

a. Treasurer Report. Linda Moehrke, Treasurer. Total Operating Assets as of March 31 are \$49,991. There are additional assets of \$55,395 in the Capital Reserve Fund and \$22,863 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 \$12,538. 43 reminders for collection of 2022 Dues have been sent out One lien remains active. A second lien is in process of being placed. One welcome packet has been delivered. The Treasurer's report was accepted.

Support for our 2019 version of Quickbooks Desktop expires May 31, 2022 (see new business).

b. Architectural Control Committee. Mike Roberts, Chair. Two painting requests were approved. There is a request to remove trees (on adjacent BPHA common area). Board members will visit site and discuss further. This is in the bowl and may involve a future RV storage and access via the Bowl track.

c. Landscape & Maintenance. Chris Meyers, Chair. Chris reported that the landscape contractor was short staffed and struggling. He will work with them. The Meadow and Bowl have been prepared for the Egg Hunts. The Board is concerned about encroachments into common areas. Chris will get an estimate of the cost of surveys.

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 on April 16. Chris has tables and awnings.

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. Chris agreed to take over the lead from Roger.

Roger shared that he will close on his home on May 10 and move to Loveland, CO. He invited all to a farewell party at his home on April 30. He will provide files and records on the Capital Reserve program before he leaves.

h. City of Tumwater liaison. Frank Hensley, Chair. No report. There will be a Community Meeting at the Tumwater City Hall on May 18 to meet with City staff and the design team for the planned new City O&M Facility and Park on 79th Ave (old location of Trails End).

4. New Business:

a. Quickbooks. Roger offered to help Linda upgrade the Association's version of Quickbooks. Purchase of a new version can be charged to "Office Expenses – Other." Technical support will end May 31, but the 2019 version we have should continue to work.

b. Compliance. Debbie reported that she has had positive responses from most of the compliance letters sent out. One trailer has been removed from 1420 Arab. The other will be gone in June.

Metal Carports remain an issue to be resolved.

Need other Board members to help identify violations.

Roger agreed to search for the letters and agreement associated with the shed on lot 100.

It was agreed that Gazebos, if approved by the ACC, were generally acceptable.

c. Dues Increase. The significantly increased cost of Contracted Landscaping will cause the 2022 budget to operate at a loss. We do not have the reserves to manage this loss for the long term. After discussion, the Board approved a dues increase of \$1/month beginning in 2023. This is the first increase in dues to support the operations budget since 2009 (dues were increased \$2.50/month over the 2013-2015 budgets to fund the Capital Reserve Fund). Annual dues for 2023 will be \$174/lot. Division 7 owners will continue to pay an additional \$2/month to cover stormwater maintenance costs (as required by the Covenants).

5. The next scheduled regular Board meeting will be held on Thursday, May 12 at 6:00 pm utilizing ZOOM. The meeting was adjourned at 7:08 pm.