

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

August 11, 2022

1. Debbie Hoxit called the meeting to order at 6:01 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
Linda Moehrke	Board Member & Treasurer	491-6071
Terry Kirkpatrick	Secretary	943-3293
Frank Hensley	City of Tumwater liaison	
Elena Guinn	Newsletter Editor	

Absent:

Dave Hill	Webmaster	
Chris Meyers	Landscape Chair	515-0168
David Rothschild	ACC Member	878-1667

2. Minutes for the June 9, 2022 Board meeting were approved.

3. Committee Reports:

a. Treasurer Report. Linda Moehrke, Treasurer. Total Operating Assets as of July 31 are \$46,672. There are additional assets of \$55,508 in the Capital Reserve Fund and \$22,907 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 \$7,064. 2022 assessments remain due for 17 homeowners. One lien remains active. A second lien is in process of being placed. The Treasurer's reports for May and June and July were accepted.

b. Architectural Control Committee. Mike Roberts, Chair. A request for a house painting at 1409 Arab Drive was approved. 1420 Arab Drive remain open (tree removal along rear property line and permission to move RV across Association property).

c. Landscape & Maintenance. Chris Meyers, Chair. Chris absent. Written report.

d. Recreation Committee. Chair: Vacant. Debbie reported that the July 8-9 Garage Sale was successful. The earlier date received a positive response. We will look at an early July date in 2023.

A 2022 picnic was discussed. There is currently no volunteer Owner offering to manage it. Tim led a discussion on options. We will look at the possibility of a Potluck Picnic on September 17 (need a teenager to deliver flyers if it comes together).

Debbie asked Elena to manage the Yard-of-the-Year committee needs to be set up to do the selection.

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. Chris replaced the stolen mailbox.

h. City of Tumwater liaison. Frank Hensley, Chair. Frank made a presentation on the City of Tumwater May 18 Community meeting. A round-about is planned for the intersection of 79th and Old Hwy 99. The future neighborhood park on 79th is in the early planning stages.

4. New Business:

a. CDs. Because of the very low interest rate for the past two years, CDs have been allowed to mature and the proceeds put in savings accounts (> \$44K in Capital Reserve and >11K in Stormwater). With CDs rates beginning to rise it was suggested that we begin to invest in a “ladder” of CDs in each Fund.

b. Compliance. Debbie reported that we have not received a response to some compliance letters (some have been returned undelivered). She will meet with our attorney for advice on moving forward. It was suggested that all actions be summarized in a spread sheet that could also be used to track penalties. Debbie asked for the eyes of all board members to identify and report violations.

c. 1420 Arab Drive Request. Mike has been working on an April request to remove trees from the Common Area adjacent to their back yard fence (on the path around the Bowl). He has determined that the objective is to move their RV into the backyard which would require attempting to move it along the Bowl path. The Board supported a determination to deny use of path (not designed for the load). A draft response will be reviewed by our attorney. The RV remains parked in the owner’s driveway in violation of BPHA Covenants.

d. 2023 BPHA Budget. Debbie will lead a committee (with Linda & Terry) to draft a budget. The draft will be brought to the September Board meeting and voted on by the Board at the October meeting. It will be brought to the Association at the November Annual Meeting.

5. The next scheduled regular Board meeting will be held on Thursday, September 8 at 6:00 pm utilizing ZOOM. The meeting was adjourned at 7:10pm.