

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

September 8, 2022

1. Debbie Hoxit called the meeting to order at 6:06 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
Chris Meyers	Landscape Chair	515-0168
Frank Hensley	City of Tumwater liaison	

Absent:

Dave Hill	Webmaster	
David Rothschild	ACC Member	878-1667
Elena Guinn	Newsletter Editor	

2. Minutes for the August 11, 2022 Board meeting were approved.

3. Committee Reports:

a. Treasurer Report. Linda Moehrke, Treasurer. Total Operating Assets as of August 30 are \$41,289. There are additional assets of \$55,537 in the Capital Reserve Fund and \$22,908 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 \$6,845. 2022 assessments remain due for 11 homeowners (two bills were returned, undeliverable). One lien remains active. A second lien is in process of being placed. The Treasurer's report for August was accepted.

b. Architectural Control Committee. Mike Roberts, Chair. Two requests (roof replacement and exterior painting) were approved.

c. Landscape & Maintenance. Chris Meyers, Chair. The contractor (changed ownership) failed to activate the irrigation systems (4). Some have been turned on. The end post of the short fence behind the Trails End Entrance has failed. We may need to replace the entire fence. The plants there also need attention. Storm Pond inspections are still underway. Overgrowth of storm pond fencing needs to be removed. Funds are available for all this work. The tamper resistant nuts are on hand, ready to be installed to make it more difficult to steal another mailbox.

d. Recreation Committee. Chair: Vacant. There was a discussion on the Summer Picnic. It has been cancelled because there were no volunteers to plan it. Assuming we continue to manage COVID in 2023, we should push to hold this event.

Elena and Jeanne selected the Yard-of-the-Year awardees, Linda prepared the awards and Debbie presented them. Announcements will be made at the Annual Meeting.

- 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 (probably in 2024). The future neighborhood park on 79th is in a very early planning stage. We have a new Mayor; invite to Annual Meeting (ZOOM)?
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 shared a spreadsheet she developed to track Compliance letters and owner responses. Several issues have been resolved. Follow-ups on RVs, boats, and trailers have been suspended until Fall, as there are currently many comings and goings.
 - c. 1420 Arab Drive Request. The Board’s, Attorney reviewed, position on the RV parked at 1420 Arab Drive, in violation of Covenants. has been emailed to the Owner. The ACC has approved an April request to remove two trees from the Common Area adjacent to their back yard fence (on the path around the Bowl). Getting a permit from the City remains an issue. We have denied use of the Common Area to move the RV into their backyard (not designed for the load
 - d. 2023 BPHA Budget. Debbie presented a draft 2023 Operating budget. A modified version was approved by the Board. It will be brought to the Association at the November 20 Annual Meeting.
The BPHA Reserve Study needs to be updated to prepare the Report that must accompany the Annual Meeting notice (to be mailed to all Owners the end of October). We have Roger Fish’s old EXCEL version to work from. Terry, Chris, and Linda will work on revision proposals. Debbie will update the EXCEL 20-year Plan.
5. The next scheduled regular Board meeting will be held on Thursday, October 13 at 6:00 pm utilizing ZOOM. The meeting was adjourned at 7:30pm.