

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

July 24, 2014

1. Stephen called the meeting to order at 6:07 PM at Bill Moneer's home. In attendance were:

| | | |
|-------------------|--------------------------|-----------------|
| Stephen Manning | Vice-President | 350-9816 |
| Richard Daniels | Board Member | 253-209-6823 |
| David Rothschild | Board Member & ACC Chair | 709-0677 |
| | | 878-1667 (cell) |
| Bill Moneer | Treasurer | 870-9745 |
| Terry Kirkpatrick | Secretary | 943-3293 |
| Alida Abbott | EPP Chair | 705-0461 |
| Dave Fillippone | Webmaster | 480-0955 |
| Debra Kramer | | |

Absent:

| | | |
|-----------------|-------------------------------|--------------|
| Roger Fish | President | 753-7100 |
| Chris Meyers | Board Member | 515-0168 |
| Steve Regester | Landscape & Maintenance Chair | 515-0695 |
| Elena Guinn | Recreation Committee Chair | 956-3860 |
| Patti Brumbaugh | Architectural Committee | 688-7222 |
| Lex Nepomuceno | Architectural Committee | 206-219-3783 |

2. Minutes for the June Board meeting were approved.

3. Committee Reports:

a. Treasurer Report. Bill Moneer. Total Operating Assets in checking/savings as of June 30 are \$36,453.63. There are additional assets of \$3,127.63 in the Capital Reserve Fund and \$17,115 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). About \$2,712 is in Accounts Receivable. Three homeowners have significant outstanding assessments. A lien has been filed on one. Warning letters will be sent to the other two. It was agreed to write off the \$1.64 balance owed by one homeowner.

The Board approved the Treasurer's reports for the past two months.

b. Architectural Committee. David Rothschild, Chair. One fence replacement has been approved.

c. Landscape & Maintenance. Steve Regester, Chair. Absent. No report. Steve has asked the Board to find a replacement for the Landscape & Maintenance Chair. He will continue to serve during the process. Rich will contact Steve to confirm that contract work is still being managed. The picnic tables in the bowl have been refurbished (Thanks Rich!). Need to replace the feet w/ 4x4 next year.

d. Recreation Committee. Elena Guinn, Chair. The Homeowners Picnic will be held Saturday, September 6. An organization meeting is scheduled for next Sunday.

e. Webmaster. Dave Fillippone. Dave has begun work on the BPHA web site and Facebook page. He hopes to have everything up by Fall and will make a presentation at the Annual Meeting (November 16). The Board members need to be updated on the web site.

f. Emergency Preparedness. Alida Abbott, Chair. No report.

4. New Business:

a. Homeowner Concern. Debra Kramer (1441 Arab Drive) attended the meeting to bring to the Board's attention a lack of maintenance in Sterling Crossing where it borders on Bush Prairie. The original developer in Sterling Crossing was Lennar Homes. New homes are being built by RM Homes (Puyallup, (253) 444-5078). Homes are being built with back yard fences and a strip of unmaintained land between the fence and the Sterling Crossing property line. The Sterling Crossing Homeowners Association is registered with the Secretary of State (UBI #602752332). Since the problem is outside of the jurisdiction of Bush Prairie, Debra was asked if she would make the contact and bring the issue back to the Board, if we could be of assistance. Debra agreed to do this.

b. Eagle Scout Project. Logan Harris made a presentation on his proposed reconstruction of "Forest Walk." The existing trail extends outside of the Bush Prairie property line. The new trail will be inside the property line, covered with fabric and bark. The Board voted to cover up to \$1,750 in project expenses. It is expected that this can be covered within the current budget, from savings (reduces the amount left over, available for transfer to the Capital Reserve).

c. Compliance. There was a discussion on violations: lawns not being kept up, boat storage, etc. A note on the owner's door might be enough.

d. Replacement Positions. So far no volunteers to take over the Treasurer and Maintenance positions. An open letter to homeowners with the job descriptions was suggested.

5. Next Board Meeting. The next Board meeting will be held on Thursday, September 11, 2014 at 6:00 pm at Roger Fish's home, 7702 Filly CT. Future Board meetings will be held at 6:00 pm on the 2nd Thursday.

6. The meeting was adjourned at 7:40 pm.