

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

May 1, 2008

1. Elena called the meeting to order at 7:05 PM at Jess & Teresa Valler's home. In attendance were:

Elena Guinn	President	956-3860
Bill Moneer	Vice President	943-4776
David Rothschild	Board Member	709-0677
Dick Bullard	Board Member	357-3249
Jess Valler	Board Member & ACC	705-9446
Teresa Valler	Treasurer	705-9446
Terry Kirkpatrick	Secretary	943-3293
Shawn Deskins	Landscape Maintenance	789-4663
Fred Schaefer	Covenants Committee	570-1800

Absent:

Randy Taylor	Webmaster	705-1857
Doug McCudden	Architectural Committee	754-1342
Greg Roberts	Architectural Committee	704-5389

1. Agenda for tonight's meeting was reviewed.
2. Minutes from the April 3, 2008 meeting were approved, as revised.
3. Committee Reports:
 - a. Treasurer Report Teresa Valler, Treasurer: A written report was distributed. The account balance as of April 30, 2008 was \$16,366.53 plus \$11,135.94 in money market and \$16,337.08 in a 3.75% CD at Oly (March 31 balance) Fed. Bank, that matures in August 2008. The balance in the Division 7 storm water maintenance account is \$10,944.72. The landscape contract is \$650.40/month. Electricity (street lights) runs \$400/month. Water for irrigation of common areas averages \$80/month (all irrigation is currently turned off). There is one lot with a lien for overdue dues. A letter is being prepared to notify a second homeowner that a lien will be filed, if dues are not brought up to date. All expenditures related to the Forest Walk workday have been charged to the Landscaping/Maintenance budget. The Storm water fund will be charged when a chipper is rented to chip the trees cut down in the detention pond and when rock is placed to fill the erosion under the fence.
 - b. Architectural Committee, Jess Valler, Chair: No new requests. Terry relocated three trees in the Meadow to allow an adjacent property owner to put in a new fence. Jess was asked to check on work being done at Arab Drive and Gelding Drive.

c. Landscape & Maintenance, Shawn Deskins, Chair: All of the bark from the March 29 Work Party has been used. About 80% of the Forest Walk trail is complete.

There was a discussion on erosion along the track around the Bowl. It was agreed that the Board would visit the site after the meeting and discuss it at the June Board meeting.

d. Recreation Committee: Elena Guinn, Chair: Nothing new.

e. Covenants Rewrite Committee: Fred Schaefer, Chair: Fred reported that we now have 190 signatures approving amendment of our Covenants. This is 82% approval (75% is the minimum required). David Rothschild moved that the Board certify the approval of the amendment and direct the Board President to sign it. Bill Moneer seconded the motion. Board approval was unanimous. Elena Guinn signed the amendment.

Fred will take the documents to our attorney, who will assist us in filing them with Thurston County. It was suggested that we acquire a Safe Deposit Box to hold important Association Documents, such as the Covenants.

Development of this revision of our Covenants began formally in 2006 with the formation of the Covenants Committee under the leadership of Fred Schaefer. An amendment was necessary to avoid expiration of the Covenants in October 2008. A first draft was sent to all owners prior to the 2006 Annual Meeting and discussion held at the Annual Meeting. A "final" draft was put in legal form by an attorney, posted on the Bush Prairie web site for six months, and sent to all owners along with the notice of the 2007 Annual Meeting. Input from owners was requested at every step. At the 2007 Annual Meeting, it was decided to go door-to-door to collect signatures approving the proposed amendment (the first signatures were collected at the Annual Meeting). This was accomplished by Board and Committee members during January, February, March, and April 2008. Owners of rental properties were contacted by mail and asked to return a signed consent form. The approved amendment completely replaces the old Covenants, although most of the content is unchanged.

f. Webmaster, Randy Taylor. Elena reported for Randy. A calendar has been added to the Web Site. Everyone was asked to send items to Randy. Items suggested include Board meetings, Dues due dates, and garbage pick-up days.

4. New Business:

a. Locking Mailboxes. Laurie will provide additional information at the June meeting.

b. Compliance. There was a lengthy discussion on how to move forward on improving compliance with the Covenants, now that they have been successfully amended. Although many owners want better compliance, none have been willing to take on the role of enforcer. At the 2007 Annual Meeting there was support for hiring a professional Management Firm, however this would require higher homeowner dues to cover the cost. It was decided to postpone action on this option until after the Covenants amendment was

approved and the long-term existence of the Association was secure. Jess and David agreed to develop a rough draft of a survey to obtain owner opinions on how to accomplish improved compliance and share it with Board members prior to discussion at the June Board meeting. The goal is to send something out on July 1, with the semi-annual dues notice.

c. Capital Improvements. There was a discussion on ranking the many capital improvement proposals that have been brought to the Board. If we are going to recommend an increase in dues, we need to lay out for the membership what expenditures are proposed. We have significantly expanded the cost of landscaping and maintenance of the Common Areas and have discussed several expensive projects, including mailboxes, fence replacement, and a covered picnic area in the Bowl. Terry agreed to email information on capital improvement proposals to the Board. Each Board member will rank-order the projects (to include adding additional needed projects they are aware of). Shawn will work on rough cost estimates of the projects. Information can be included in the July newsletter.

d. The County has indicated that they have been too busy to address replacement / repair of the doggie-bag dispensers. If Elena is not able to resolve this in the near future she will purchase replacements (funding previously approved by the Board).

5. Next Board Meeting. The next Board meeting will be held at Teresa's home, 1428 Bridle Drive, on Thursday, June 5, 2008 at 7:00pm.

6. The meeting was adjourned at 8:10pm.