

Yelm Terra Home Owners Association (HOA) Annual Meeting
Minutes
July 11, 2008

6:45pm Kendra called meeting to order

Role Call

- 26 votes
- 24 present and 2 proxies
- Quorum established

Treasurers Report

- Steve the accountant gave the Treasures report (see enclosed report)
- We reviewed budget and he answered question

New Board Member Nominations and Elections

Nominated

- Erika Clayton
- Kym Browne
- Margaret Nelson
- Laura Huseth
- Kay Bell

Open Forum

- Speeding issue: take license numbers, call police Dispatch # is (360) 704-2740, the more complaints the more patrols we will get.
- Vandalism & Theft: take pictures of vandalism, call police Dispatch # is (360) 704-2740 for ANYTHING suspicious. Quite hours are from 8am-10pm. Again the more calls the more patrols we will get.
- Playground and common areas: The playground and common areas are for Yelm Terra residents only, please if you see people you do not know ask them politely if they are residents and inform them that the play ground is for Yelm Terra residents only. Working on signage for common areas. Please no unsupervised play on the playground.
- Rentals: Discussed criminal background checks, Rental apps and credit check, renters having a copy of the CC&R's and taking care of their yards. Rental percentage cap and criteria. Secretary will put together packet for voter approval
- Complain Process: will have easier way of filing complaints and other concerns on the Yelm Terra HOA website soon. Anyone may file a complaint at any time to any board member in writing.
- Dogs and Cats: Please remember that all dogs must be licensed with the county, the county does not require you to license your cat. Please pick up after your dog and remember that there is a leash law.
- Fences for retention ponds: voted on in previous meetings and did not pass.
- Trash in common areas and on street: This problem is especially bad on trash day, please be kind neighbors and pick it up if you see it, we all need to help each other.

- What the HOA does:

Does

- Collect Dues to maintain common areas, pay contracts, and other approved expenses
- Create and maintain budget
- Mediate disputes related to CC&R's (non domestic, non criminal)
- Maintain contracts (lawn pros, accountant etc.)
- Enforce CC&R's with warnings and fines
- Approve construction (makes sure it follows CC&R's)

Does Not Do

- Pay Property damage
- Replace Stolen Property
- Report Crime
- Maintain your yard (including trees and grass on other side of side walk next to street)
- Water your yard (including trees and grass on other side of side walk next to street)
- Pick up garbage and poop
- Issue construction permits
- Keep/issue mail box keys
- License cats and dogs

Sub committee reports:

Community Connections Committee (CCC)

- Laura Huseth gives Report contact her at plhuseth@ywave.com

What the CCC does:

- Holiday contests, community functions, Welcome wagon, help neighbors in need, check on neighbors
- Clean up day and BBQ on July 19th
- Yelm Terra Garage sale on 26-27 please see Laura to sign up, ad cost will be split between all participating families, all signage will be posted by the CCC, you can place signage in your yard, please remember to get your free packet and permit from the police station.
- CCC needs support please help out (see Laura Huseth)
- CCC is not funded with HOA dues, donations are welcome

Neighborhood Watch Committee (NWC)

- Police Dispatch # is (360) 704-2740 this is quicker and better than calling 911
- If you would like to be part of the neighborhood watch please contact Bonnie Pollard (ask Board member for her information)

New Board member announcement

Thank you to all who were nominated and please stay involved

- President: Erika Clayton
- Vice Pres: Laura Huseth
- Secretary: Kym Browne

Drawing for prizes

Congratulations to:

- Cake: Anthony Coyle
- Wine: Bonnie Pollard
- Cookies: Laurie Stober

Erika closed meeting at 8:45pm

