Indian Summer HOA Board of Directors

Board of Directors Meeting – Third Monday of Each Month, 5:30pm
President, Gerald Hamilton
Vice President, Jeanne Johnson
Treasurer, Daniel Stanford
Secretary, Bill Moseley
Member At-large, Gordon Jackson

Meeting Date: June 17th, 2024
Meeting Time: 5:30 PM
Meeting Location: Embers @ ISGCC and Zoom

Agenda

I. Call to Order – Meeting called to order at 5:30pm

II. Roll Call –
   a. Board: Gerald Hamilton, Daniel Stanford, Bill Moseley, Jeanne Johnson, Gordon Jackson
   b. VIS: Anastasiya Levchuk, Nicole Eby
   c. Homeowners: Please see attached sign in sheet
   d. Zoom: Lauren West, Susan McColley

III. Approval of the Agenda – **Motion 1st Jeanne, 2nd Daniel, All 5 in favor**

IV. Approval of the Minutes
   a. Board Meeting of May 20th, 2024 – **Motion 1st Jeanne, 2nd Daniel, All 5 in favor**

V. Treasurer's Report – Please See the attached. Board Approval of treasurer's report. **Motion 1st Jeanne, 2nd Gordon, All 5 in favor**

VI. Homeowners Comments
   a. Lauren West
      i. Questions about CC&R homeowner Input and if community will receive full submitted input along with the spreadsheet summary and questions on whether the Board is surveying the community on the questions/issues/situations raised in the re-write committee's work. CC&R Rewrite committee chair responded that the committee is in the process of preparing and detailing all the comments that have been received. Furthermore, they will be looking into ways on how to present the comments to the membership of the HOA. The committee would like to be as transparent as possible, while also encapsulating some of the questions that are presented.

      ii. Pending ISHOA's formal adoption of 64.90, would the Board consider making copies available to homeowners of Board Meeting Agendas? The Board president clarified that materials that are available for the Board during the Board meeting, are also available to the members. Regarding transparency, the Board's goal is to be as transparent as possible, and they are currently digesting the recent changes in state statue that will go into effect in 2028.

iii. Would the Board consider adding "Member Input Report" to Board Meeting reports at Board meetings to inform the community about what the Board and its committees are hearing from homeowners over the interval between meetings? Regarding input in between Board meetings, the Board president clarified that much of the input received between meetings is usually confidential as it relates to Owner's individual lots. However, the Board will review and discuss this question further for items that can be shared.

VII. Committee Briefings

a. Ad-Hoc CC&R Rewrite Committee – Mike ishoaCCR@gmail.com
    i. 3rd Briefing has been completed
        1. All 5 Board members were in attendance
        2. Zoom attendance - need real camera and microphone system
        3. Some homeowners want no change, some want more details, some are input is more on policies
        4. Landscaping/Golf course confusion
        5. 1 homeowner suggests shrinking Article 4 to a minimum and moving rest to policies
    ii. Met last 3 Saturdays collecting input
    iii. Submitted draft to Jon Burleigh today
        1. Next step to schedule meeting to negotiate with Golf course
        2. Work in 64.90
b. Ad-Hoc Guard House Renovation – Gerald
    i. This is almost done, painted today, still needs inside sheetrock completed
c. Architectural Review Board – Linda – See attached report
d. Communications - Kathie – See attached report
    i. Concern about directory being unavailable on VIS portal
e. Social Committee - Gordon
    i. Sending out information to all new homeowners about the Board and committee members roles and responsibilities
    ii. Upcoming events:
        1. Picnic – August 11th – *involving more people*
        2. Garage Sale – August 25th, Preview August 24th – *kicking into gear*
        3. Annual Meeting – November 12th
        4. Holiday Party – December 5th
f. Finance Committee - Molly
    i. 2025 Budget
        1. Homeowner to submit considerations for budget ideas
        2. Early October send Reviewing draft to Board
    ii. Organizing Reserve study for 2025 start in July
        1. Rewrite some of this to the CC&R 2025 budget process
g. Maintenance Committee -Jeff – See attached report
    i. Repaving on Turnberry concerns
        1. Scheduling for company to come out and correct this work
h. Nature Preserve - Cal – N/A
i. Pet Committee - Nancy – See attached report
    i. Puppy Party Saturday
j. Security Committee - Gerald
    i. Keeping Gates functional
    ii. Trying to collect speed information

VIII. Old Business (Action- Discussion/Information)

Discussion/Information
Action Items – N/A

IX. New Business (Action- Discussion/Information)

Discussion/Information

a. Reserve Study Explanation-Part 1 – Molly Philopant
    i. RCWs complicated with 64.90.36 and 64.90.60
        1. Same information different order
        2. Updating policies
    ii. Reserve study to update annually
        1. Year 1 onsite, 2 years updates, phase 3 onsite
    iii. Disclosing of information rate recommended
    iv. Reserve account withdrawals
    v. Fin-05
    vi. Funding Levels
    vii. Account purposes
    viii. Budget process

Action Items

b. Approve FIN-01 – **Motion 1st Jeanne, Motion 2nd Daniel, 4 in favor 1 Nay**
    i. FIN-05 – Delayed
c. Approve transfer of $186,00.00 from the Reserve Fund Investment Account at Rockefeller Capital Management to the Reserve Checking Account managed by VIS for the purpose of paying the invoice for seal coating all roads **Motion 1st Daniel, Motion 2nd Bill, All 5 in favor**
d. Approve Horizons Park Elementary School Gate **Motion 1st Gerald, Motion 2nd Daniel, All 5 in favor**

X. Board Final Comments – N/A

XI. Executive Session - NO
The Board of Directors may convene in closed executive session to consider matters involving possible violations of governing documents.

XII. Adjournment – meeting adjourned at 6:44pm
    a. **Motion 1st Bill, 2nd Gordon, All 5 in favor**

Sign In Sheet

Date June 14th

Name	Address	Do you wish to speak during homeowner comments? (Each owner will be limited to 2 minutes)
Linda + Jeff Gochenaur	3914 Prestwick LN SE	NO
Kathie Torgison	3903 Prestwick	
Mike Brauser	3810 Kinsale	
Joanne Wilson	4314 Prestwick	
Janna Lebow	4310 Prestwick	
Mary Weiss	4302 Prestwick	
Nancy Watkins + Guy Grayson	6504 TROON	
Molly Philopant	6643 Troon Ln	
BILL COTE	6505 TURNBERRY LN	
PATTI DEANE	" " "	

ISHOA – COMMENTS ON MAY 31, 2024 AS OF JUNE 12, 2024

Here are a few observations on the June 12th version of the May 31, 2024 financial reports:

BUDGET COMPARISON REPORT:

1) G/L 400003 Management Special Projects includes (a) VIS staff was asked to attend meetings and prepare minutes for CC&R Rewrite Committee meetings and related Town Hall meetings. These charges (approximately $1,600 thus far) were not anticipated in the 2024 Budget. (b) $560 for starter house staffing by VIS are in this account; will be reclassified to another G/L account.

2) G/L #401000 Maintenance – General / Common Areas expenses are over the allocated budget as of May 31 because actual expenditures occurred earlier than budget allocation estimated. By year end overall maintenance expenditures expected to be within the approved 2024 budget.

3) G/L 401098 Landscaping – Irrigation Maintenance is over budget as of May 31 in part due to two invoices totaling $7,958 that should be charged to CEF landscape projects. This correction will be made in June. Also, some projects were completed earlier than anticipated when the 2024 budget was allocated. By year end overall maintenance expenditures expected to be within the approved 2024 budget.

4) G/L #401100 Landscape Contract for 2024 is more than budgeted (around $4,400 over 2024 budget). By year end overall maintenance expenditures expected to be within the approved 2024 budget.

5) The Operating Fund year-to-date net income is $15,700 vs budget of $2,960. Several Operating Fund expense accounts appear to be under budget as of May 31, 2024. For most of these accounts, the issue is the way the 2024 budget was allocated among the 12 months.

6) Reserve Fund expenditures through May 31, 2024 total $399,342:

- $ 10,776 for concrete repairs
- $388,566 for road repairs

Invoices related to the Guard House project (approximately $50,000) are expected at any time.

7) Community Enhancement Fund expenditures through May 31, 2024 total $24,470:

- $ 7,082 for projects at the Historical Park
- $13,847 for landscape projects at entrances
- $ 3,541 for the City of Lacey grant project

BALANCE SHEET:

8) The Operating Fund Checking account balance was $81,750 as of May 31, 2024. The lower balance reflects the impact of $50,000 transfer to the Operating Fund account at Rockefeller Capital Management. RCM purchased two $25,000 certificates of deposit for 90 days with rates of 5.35% and 5.40%.

9) Reserve Funds (RCM investments and VIS checking accounts) total approximately $1,247,600. As detailed above, $388,500 was spent in May for significant road repairs.

10) The Community Enhancement Fund checking account balance was $44,950 as of May 31, 2024. As detailed above, $24,470 has been spent thus far on approved CEF projects.

Indian Summer HOA
Budget Comparison Report
5/1/2024 - 5/31/2024

	5/1/2024 - 5/31/2024			1/1/2024 - 5/31/2024			
	Actual	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**
OPERATING FUND:							
Revenue							
300000 - Regular Assessment	$54,855.00	$54,855.00	$0.00	$274,275.00	$274,275.00	$0.00	$658,260.00
300200 - Fines and Penalties	$50.00	$133.00	$ (83.00)	$3,395.00	$665.00	$2,730.00	$1,600.00
300300 - Late Fees	$299.97	$233.00	$66.97	$1,999.80	$1,165.00	$834.80	$2,800.00
300500 - Interest Earned	$0.00	$0.00	$0.00	$0.00	$300.00	$ (300.00)	$1,200.00
300900 - Garage Sale Income	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,000.00
301100 - Misc. Income	$262.32	$0.00	$262.32	$262.32	$0.00	$262.32	$0.00
301400 - Gate Key Fees - RFID	$380.00	$458.00	$ (78.00)	$2,696.00	$2,290.00	$406.00	$5,500.00
Total Revenue	$55,847.29	$55,679.00	$168.29	$282,628.12	$278,695.00	$3,933.12	$671,360.00
Expenses							
Administrative Expenses							
400000 - Association Management Fees	$4,487.70	$4,488.00	$0.30	$22,438.50	$22,440.00	$1.50	$53,852.00
400003 - Management Special Project	$446.25	$42.00	$ (404.25)	$2,486.25	$210.00	$ (2,276.25)	$500.00
400050 - Administration	$0.00	$83.00	$83.00	$0.00	$415.00	$415.00	$1,000.00
400100 - Base Supply Fee - Excluding Postage	$420.00	$400.00	$ (20.00)	$2,100.00	$2,000.00	$ (100.00)	$4,800.00
400110 - Office Supplies	$0.00	$58.00	$58.00	$161.42	$290.00	$128.58	$700.00
400200 - Postage	$114.15	$167.00	$52.85	$366.42	$835.00	$468.58	$2,000.00
400300 - Mileage Costs	$63.00	$42.00	$ (21.00)	$147.12	$210.00	$62.88	$500.00
400400 - Audit and Tax Return	$0.00	$5,000.00	$5,000.00	$1,918.06	$5,000.00	$3,081.94	$7,600.00
400452 - Federal Income Tax	$0.00	$0.00	$0.00	$45.47	$1,750.00	$1,704.53	$7,000.00
400453 - Property Tax	$0.00	$0.00	$0.00	$2,106.33	$2,200.00	$93.67	$2,200.00
400500 - Legal - General	$0.00	$1,667.00	$1,667.00	$4,646.00	$8,335.00	$3,689.00	$20,000.00
400700 - Insurance	$0.00	$0.00	$0.00	$11,397.00	$16,000.00	$4,603.00	$16,000.00
400812 - Compliance Vacant Lot Mowing	$262.32	$0.00	$ (262.32)	$262.32	$0.00	$ (262.32)	$0.00
401500 - Reserve Study related Expenses	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,050.00
401600 - Miscellaneous Expense	$0.00	$288.00	$288.00	$0.00	$1,440.00	$1,440.00	$3,450.00
401700 - Bad Debt/Write-offs	$20.00	$63.00	$43.00	$115.00	$315.00	$200.00	$750.00
401750 - Admin Contingency	$0.00	$833.00	$833.00	$0.00	$4,165.00	$4,165.00	$10,000.00
401755 - Board Education & Training	$0.00	$0.00	$0.00	$135.00	$0.00	$ (135.00)	$0.00
402100 - Meeting Expenses	$0.00	$250.00	$250.00	$617.78	$1,250.00	$632.22	$3,000.00
403004 - RFID's	$0.00	$458.00	$458.00	$0.00	$2,290.00	$2,290.00	$5,500.00
Total Administrative Expenses	$5,813.42	$13,839.00	$8,025.58	$48,942.67	$69,145.00	$20,202.33	$139,902.00

Indian Summer HOA
Budget Comparison Report
5/1/2024 - 5/31/2024

	5/1/2024 - 5/31/2024			1/1/2024 - 5/31/2024			
	Actual	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**
ARB							
400655 - Engineering Reviews	$0.00	$167.00	$167.00	$ (500.00)	$835.00	$1,335.00	$2,000.00
Total ARB	$0.00	$167.00	$167.00	$ (500.00)	$835.00	$1,335.00	$2,000.00
Communications							
400060 - Communications - Other	$0.00	$12.00	$12.00	$118.36	$60.00	$ (58.36)	$150.00
400070 - Communications - Print	$0.00	$17.00	$17.00	$0.00	$85.00	$85.00	$200.00
400072 - Comm Consultation Fees	$0.00	$42.00	$42.00	$0.00	$210.00	$210.00	$500.00
400975 - Website Service	$0.00	$83.00	$83.00	$0.00	$415.00	$415.00	$1,000.00
Total Communications	$0.00	$154.00	$154.00	$118.36	$770.00	$651.64	$1,850.00
Community							
400055 - Community Events	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$8,930.00
401602 - Garage Sale Expense	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,000.00
Total Community	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$10,930.00
Nature Preserve							
401007 - Equipment Maintenance	$0.00	$0.00	$0.00	$0.00	$200.00	$200.00	$200.00
401027 - Signage	$0.00	$0.00	$0.00	$0.00	$100.00	$100.00	$100.00
401590 - Miscellaneous Supplies	$0.00	$0.00	$0.00	$69.84	$100.00	$30.16	$100.00
403102 - Repairs-Minor	$0.00	$0.00	$0.00	$0.00	$100.00	$100.00	$100.00
Total Nature Preserve	$0.00	$0.00	$0.00	$69.84	$500.00	$430.16	$500.00
Pet Committee							
400935 - Pets - Waste Bags	$0.00	$0.00	$0.00	$468.13	$0.00	$ (468.13)	$700.00
400937 - Pets - Waste Cans	$0.00	$0.00	$0.00	$103.79	$0.00	$ (103.79)	$250.00
400938 - Pets - Waste Disposal Vendor	$383.69	$182.00	$ (201.69)	$964.49	$910.00	$ (54.49)	$2,180.00
400939 - Pets - Newsletter	$0.00	$0.00	$0.00	$0.00	$90.00	$90.00	$360.00
Total Pet Committee	$383.69	$182.00	$ (201.69)	$1,536.41	$1,000.00	$ (536.41)	$3,490.00
Professional Expenses							
400001 - Accounting Services / Fees	$500.00	$500.00	$0.00	$2,500.00	$2,500.00	$0.00	$6,000.00
Total Professional Expenses	$500.00	$500.00	$0.00	$2,500.00	$2,500.00	$0.00	$6,000.00

Indian Summer HOA
Budget Comparison Report
5/1/2024 - 5/31/2024

	5/1/2024 - 5/31/2024			1/1/2024 - 5/31/2024			
	Actual	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**
Transfer to Other Funds							
401400 - Reserve Contributions	$11,600.00	$11,600.00	$0.00	$58,000.00	$58,000.00	$0.00	$139,200.00
Total Transfers	$11,600.00	$11,600.00	$0.00	$58,000.00	$58,000.00	$0.00	$139,200.00
Routine Maintenance							
400910 - Water	$998.78	$250.00	$ (748.78)	$1,242.50	$300.00	$ (942.50)	$29,171.00
400920 - Electricity	$248.02	$1,693.00	$1,444.98	$7,677.52	$8,465.00	$787.48	$20,320.00
401000 - Maintenance - General/Common Areas	$16,197.66	$6,333.00	$ (9,864.66)	$36,993.83	$25,165.00	$ (11,828.83)	$49,723.00
401001 - Street Sweeping	$925.38	$1,083.00	$157.62	$1,850.76	$2,166.00	$315.24	$6,500.00
401098 - Landscaping-Irrigation Maintenance	$9,650.59	$2,285.00	$ (7,365.59)	$13,954.84	$2,285.00	$ (11,669.84)	$11,426.00
401100 - Landscaping (Contract)	$7,377.79	$6,994.00	$ (383.79)	$36,848.57	$34,970.00	$ (1,878.57)	$83,932.00
401360 - Catch Basin Cleaning	$7,693.47	$8,000.00	$306.53	$7,693.47	$8,000.00	$306.53	$8,000.00
401362 - Storm Pond Maintenance	$3,942.00	$0.00	$ (3,942.00)	$3,942.00	$0.00	$ (3,942.00)	$12,000.00
Total Routine Maintenance	$47,033.69	$26,638.00	$ (20,395.69)	$110,203.49	$81,351.00	$ (28,852.49)	$221,072.00
Security							
400610 - Traffic Management Project	$0.00	$250.00	$250.00	$0.00	$1,250.00	$1,250.00	$3,000.00
400995 - Camera Maintenance	$0.00	$250.00	$250.00	$585.83	$1,250.00	$664.17	$3,000.00
400996 - Cameras - New location	$0.00	$625.00	$625.00	$0.00	$3,125.00	$3,125.00	$7,500.00
401022 - Gate Service/Repair	$0.00	$1,667.00	$1,667.00	$0.00	$8,335.00	$8,335.00	$20,000.00
401023 - Gate - Cellgate Subscription	$0.00	$0.00	$0.00	$4,065.96	$4,074.00	$8.04	$8,150.00
401024 - Gate - Emergency Access Project	$0.00	$250.00	$250.00	$0.00	$1,250.00	$1,250.00	$3,000.00
401025 - Guardian Gate P/M Contract	$0.00	$379.00	$379.00	$0.00	$1,895.00	$1,895.00	$4,550.00
401599 - Miscellaneous Projects	$901.51	$208.00	$ (693.51)	$901.51	$1,040.00	$138.49	$2,500.00
402400 - ADT Alarm for Guardhouse	$0.00	$63.00	$63.00	$0.00	$315.00	$315.00	$750.00
402410 - Security Contract (Guard)	$8,265.82	$7,403.00	$ (862.82)	$38,555.52	$37,015.00	$ (1,540.52)	$88,835.00
402430 - Security Utility	$378.18	$417.00	$38.82	$1,905.09	$2,085.00	$179.91	$5,000.00
Total Security	$9,545.51	$11,512.00	$1,966.49	$46,013.91	$61,634.00	$15,620.09	$146,285.00
Total Operating Expense	$74,876.31	$64,592.00	$ (10,284.31)	$266,884.68	$275,735.00	$8,850.32	$671,229.00
Operating Net Income (Loss)	$ (19,029.02)	$ (8,913.00)	$ (10,116.02)	$ 15,743.44	$2,960.00	$12,783.44	$131.00

Indian Summer HOA
Budget Comparison Report
5/1/2024 - 5/31/2024

	5/1/2024 - 5/31/2024			1/1/2024 - 5/31/2024			
	Actual	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**
Reserve Fund:							
Revenue							
310002 - Reserve Contribution Revenue	$11,600.00	$10,450.00	$1,150.00	$58,000.00	$52,250.00	$5,750.00	$125,400.00
310003 - Reserve Interest Income	$66.80	$0.00	$66.80	$169.74	$0.00	$169.74	$0.00
310006 - Investment Income - RCM	$4,324.13	$0.00	$4,324.13	$22,037.10	$0.00	$22,037.10	$0.00
Total Revenue	$15,990.93	$10,450.00	$5,540.93	$80,206.84	$52,250.00	$27,956.84	$125,400.00
Reserve Expenses							
405000 - Concrete Repair	$0.00	$0.00	$0.00	$10,775.90	$0.00	$ (10,775.90)	$0.00
406005 - Asphalt Reserve	$388,566.26	$0.00	$ (388,566.26)	$388,566.26	$0.00	$ (388,566.26)	$0.00
Total Reserve Expenses	$388,566.26	$0.00	$ (388,566.26)	$399,342.16	$0.00	$ (399,342.16)	$0.00
Reserve Net Loss	$ (372,575.33)	$10,450.00	$ (383,025.33)	$ (319,135.32)	$52,250.00	$ (371,385.32)	$125,400.00
Community Enhancement Fund:							
Revenue	$ -	$ -	$ -	$ -	$ -	$ -	$ -
401450 - CEF Historical Park Improvements	$7,082.25	$0.00	$ (7,082.25)	$7,082.25	$0.00	$ (7,082.25)	$0.00
401457 - CEF Landscape Projects	$5,553.60	$0.00	$ (5,553.60)	$13,847.17	$0.00	$ (13,847.17)	$0.00
401458 - CEF Lacey Grant Projects	$3,541.12	$0.00	$ (3,541.12)	$3,541.12	$0.00	$ (3,541.12)	$0.00
Total CEF Expenses	$16,176.97	$0.00	$ (16,176.97)	$24,470.54	$0.00	$ (24,470.54)	$0.00
CEF Net Loss	$ (16,176.97)	$ -	$ 16,176.97	$ (24,470.54)	$ -	$ 24,470.54	$ -
Combined Net Income (Loss)	$ (407,781.32)	$ 1,537.00	$ (409,318.32)	$ (327,862.42)	$ 55,210.00	$ (383,072.42)	$ 125,531.00
	$388,566 due to road repairs			$388,566 due to road repairs			

Indian Summer HOA
Balance Sheet
5/31/2024

Assets		
Accounts Receivable		
102000 - Accounts Receivable	$1,547.97	
Accounts Receivable Total	$1,547.97	
Operating Funds		
100100 - Operating Bank Acct	$81,749.05	
100120 - Operating Rockefeller CM Savings	$50,100.31	
100200 - Petty Cash	$5,565.95	
101200 - CEF	$44,947.69	
Operating Funds Total	$182,363.00	
Reserve Funds		
100165 - Reserves - Rockefeller CM Investment Account	$1,133,868.75	
101000 - Reserve Bank Acct	$113,706.74	
Reserve Funds Total	$1,247,575.49	
Assets Total		$1,431,486.46
Liabilities and Equity		
Accounts Payable		
250000 - Accounts Payable	$10,557.56	
Accounts Payable Total	$10,557.56	
Association		
250100 - Prepaid Income	$63,745.48	
Association Total	$63,745.48	
Management		
249997 - VIS SCP Admin Fees	($125.00)	
Management Total	($125.00)	
Net Worth		
600200 - Prior Year Adjustments - Operating Fund	($16,191.54)	
Net Worth Total	($16,191.54)	
Other		
600410 - RCM MV Adjust Acct	$59,398.87	
Other Total	$59,398.87	
Retained Earnings	$1,641,963.51	
Net Income	($327,862.42)	
Liabilities & Equity Total		$1,431,486.46

MEETING MINUTES

ARCHITECTURAL REVIEW BOARD (ARB)

Date:	June 11th, 2024
Time:	
Meeting called to order by:	

In attendance

No meeting held, quorum not available , no new or old business to discuss

REPORTS

- New applications received (30)
- Applications open pending final inspection (61)
- Applications received included requests for tree removal, gutters, decks, exterior paint, roof, general landscaping

Next meeting

July 9th

June 17, 2024

Indian Summer HOA Communications Committee Report

The new SMS message program which provides instant alerts to homeowners' cell phones is proving tremendously successful. After the initial announcement was made, 90 people opted-in. That number has now doubled to 180. We issued our first alert on June 4th linking owners to Hot News where a clarification of the Road Project parking situation was made. Melissa Watkins's assistance has been instrumental in bringing this feature to fruition. We will continue to work closely with the Maintenance Committee for further updates as the Road Project continues. *

"Limited Access" road signs are now available for posting when the occasion warrants. An agreement with Maintenance was made to store them with the other Communications Committee signs in the Starter House. These signs have space to write in affected street names. They can be erased and reused during the Garage Sale or other events, as necessary.

I was advised by a homeowner that the VIS portal has deleted the resident's directory from their protected site. Upon further investigation, Nicole Eby at VIS informed me the document is no longer available. There was no further explanation why it was removed. The list that homeowners could previously access only contained a numerical list by house number of the registered owner's name. This is public information and should be available. The secondary list that contained the owner's phone numbers and email addresses, for example, was only viewable by the Board with special sign-in credentials. I am hoping to learn more about this situation.

Becky Zopolis has resigned from the Communications Committee due to her involvement in the HOA of her 2nd home in California.

The ishoa.org website showed 165 visits in that same period.

MAINTENANCE COMMITTEE BOARD REPORT

June 11, 2024

Committee members: (*unavailable for this meeting)**:**
Jeff Gochenour, Chair/ *Tim Johnson/ Bill Moseley /Ward Forrer /Dan Weiss/ Susan McColley/Bill McClanahan/ *Guy Grayson/ and Gordon Jackson (Committee Liaison)

CONTRACTED WORK REVIEW:

Landscape Maintenance Contract (BM)

* American Landscape Maintenance (ALS)
    - Continues monthly mowings, etc.
    - Applied an herbicide application to crack weeds to address weeds prior to seal coating.

Irrigation Maintenance (WF):

* Replaced all Yelm entrance valves with BT controlled valves allowing us to control watering schedules for the center and Troon Island, as well as the entrance perimeter bed and not be at the mercy of the course schedule.
* Replaced valve at Barker's Garden with BT valve.
* Addressed several irrigation issues associated with Troon swales.
* Documenting watering schedules for all controllers

Street Sweeping - 6 sweeps annually (TJ):

* Mey sweep completed.
* Next sweep TBD. It will coincide with sealcoat.
* **Backflow Testing - 1 test annually (TJ)**
* Completed and invoiced for 2024

Storm Drain Maintenance - 1 cleaning annually (BMc)

* Catch basins work completed and invoiced for 2024.
* Team investigating options to filter water before it goes into basin
* Team working to develop RFP, bid list & Statement of Work (SOW).

Retention/Storm Pond Maintenance - 3 mows annually (BMc)

* SPNW applied herbicide and completed 1st mowing
* Stormponds NW advised they will be re-negotiating their contract in 2025, so we plan to bid services for 2025.
* Team is working to develop RFP, bid list & Statement of Work (SOW).

Misc. Handyman Services – anything as needed (GG)

* No pending work
* Latest work included moving signage at front entrance.
  Moved "No overnight parking to post and put 25mph sign in it's place.
* 

PROJECT AND OTHER WORK REVIEW:

Power/Soft Washing (GG)

- Power Wash Yelm and Rainier front entrances in work.
- Troon Cubs and curb gutters completed.

Road Seal/Asphalt Repairs (BM)

* The repair phase (Phase 1) completed.
* Punch list items and several homeowner identified repairs completed
* Sealcoat phase (Phase 2) being scheduled for late June.

Community Enhancements (SM)

* 2 new Planters located, leveled, irrigated and planted at Yelm entrance
* Most plantings completed
* Maintenance of new plantings underway (fertilization, weeding, etc.)
* Transition Park (TP) Planning began (TP = line of demarcation between NP and grassy area in front).
    - Design (implementation ECD 2025 and on as budget allows).
* Planning for removal of pampa Grass and heather at Rainier entrance underway

Committee Communication (DW/JG)

* Working to refine communication plan continues.

MISC. PROJECT - ACTIVITY REVIEW*:*

* **Gate lighting:** Looking into new lighting options, not happy with current low voltage tape lights. MC focal's met with contractor to discuss options.
* **Shed:** new shelving installed.
* **Lacey Grant:** Selected as grant recipient. Hole 6 viewing station ETC Fall *p*
* **Enhancement funded Projects:** Several Enhancement Projects approved and authorized:
    1) modifications to Chambers Park (benches, better irrigation and plantings) Irrigation mods completed and benches ordered
    2) Power washing Yelm and Rainier entrances underway. Troon curbs and curb gutters completed.
* **Annual HOA Maintenance Plans & Display Boards:** in work (Maintenance Plans completed for our storm system, working on Sidewalk and street currently.
* **Working to identify and document long term maintenance plans**
* **Swales:** Recent study of our Swales resulted in a long term swale maintenance plan that divided Projects into Priority 1,2 or 3 projects. Priority 1 repairs priced by ALS, Team received funding approval and work being planned.

<u>2024 PERFORMANCE TO BUDGET:</u> *BELOW ARE **2024** AMOUNTS BASED ON INVOICES RECEIVED AS OF 6/11/2024.*

NOTE: Due to timing (our report is generated when we receive an invoice), these may not correspond with VIS reporting (VIS reports when an invoice is paid). We have identified several areas of concern and are working to manage these costs. We are currently underbudget and don't expect any issues at year end

Maintenance Codes			Budget	Accumulated	Delta
400920		Electric	20,320.00	7,677.52	12,642.48
400910		Water	29,171.00	1,242.50	27,928.50
401000		General Maintenance	22,000.00	9,643.37	12,356.63
	401000	Dump Site Cleanup	11,500.00	8,376.75	3,123.25
	401000	HOA Mulch	11,723.00	12,176.70	-453.70
	401000	Aerate & Overseed	4,500.00	6,797.01	-2,297.01
401001		Street Sweeping	6,500.00	1,850.76	4,649.24
401098		IRRIGATION & REPAIRS	11,426.00	13,955.28	-2,529.28
401100		Contracted Landscape Maint	83,932.00	44,226.36	39,705.64
401360		Catch basin Cleaning	8,000.00	7,693.47	306.53
401362		Storm Pond Maintenance	12,000.00	3,942.00	8,058.00
					0
GL Code		Charge to	CEF or Reserves		
401457		CEF Landscape Projects Pay from CEF Checking 101200	30,000.00	15,963.23	14,036.77
401450		CEF Historical Park Improvements Pay from CEF Checking 101200	8,500.00	7,836.58	663.42
401458		CEF lacey Grant Projects Pay from CEF Checking 101200	3,000.00	3,541.12	-541.12
XXXXXX		CEF Power Washing Pay from CEF Checking 101200	10,000.00	0.00	10,000.00

Indian Summer HOA
Pet Committee Report
June 2024

Meeting Date: June 3, 2024

Attendees: Doug Allen, Janet Boselly, Maggie Hawkinson, Missy Barrett, Nancy Watkins, Chair and Col. William Moseley (Ret.), Board Liaison
Absent: Mary Weiss and Tom Hoemann , Linda Peckler and Melissa Watkins

MINUTES

Lawndoodles will increase their dog waste disposal service from every two weeks to every 10 days during the months of June, July, and August. This is included in the Committee's 2024 budget.

A Pet-friendly Homeowner Picnic (BYO lunch and chairs) is being planned for Sunday, July 28 from 1-4pm at Chambers Park. Nancy has a call into Thurston County Sherrif's office to see if a brief presentation showcasing the K-9 Unit and services may be available. Checking for the availability of an ice cream truck to attend, Linda Peckler is checking to see if a guest "Dog Whisperer" (Amanda Boyd) is available. Other activities are to be determined.

The Committee is reviewing Thurston County, local cities and State RCWs that may affect the use of electronic off-leash handling for dogs may be acceptable as an alternative to a physical leash. An update will be shared soon.

Committee Chair: Nancy H. Watkins Date: June 7, 2024