



Indian Summer HOA Board of Directors
Board of Directors Meeting – Third Monday of Each Month, 3:30pm
President, David “Slots” Slotwinski
Vice President, Gordon Jackson
Treasurer, Bill Moseley
Secretary, Janet Charles
Member At-large, MaryAnne Lindeblad

Meeting Date: Tuesday, February 18, 2025
Meeting Time: 3:30 PM
Meeting Location: Indian Summer Clubhouse and on Zoom

Agenda

1. Call to Order – 3:30pm By the President
2. Roll Call - David (Slots) Slotwinski, Bill Moseley, Gordon Jackson; VIS: Nicole Eby and Karina Stupina; Excused: Janet Charles, MaryAnne Lindeblad; Zoom: Jim - Janet's husband, Lauren West, Mike Brauser, Frank Fahland
3. Approval of the Agenda - **Motion: 1st Gordon, 2nd Bill, All 3**
4. Approval of the Minutes from the Board Meeting of January 21st, 2025 - **Motion: 1st Bill, 2nd David, All 3**
5. Treasurer's Report – Bill Moseley – Report Attached – Meeting with VIS for training
 - a. Finance Committee Report, Roselyn Marcus, Chair
6. Homeowners' Forum (20 Minutes)
 - a. CJ Fredrickson
 - i Why is starter shack being painted, don't be lease this? Why is HOA spending money on this?
ANSWER: Board stated it doesn't belong to HOA, but it is in line with upgrading the look of community, making the aesthetics for ISHOA, doing maintenance to this gives leeway in negotiating with Manager Kevin and it needs to be painted
 - ii There is an increase in drivers coming in, the exit gate, should the HOA consider pop-up spikes
ANSWER: Gates are being discussed with Jeanne after \$14,000 damage to gates, this will be discussed for safety, information will go out to homeowners
7. Committee Briefings
 - a. Ad-Hoc CC&R Rewrite Committee: Mike Brauser, Chair - Attached
 - b. Architectural Review Board: Linda Kaszycki, Chair - Attached
 - c. Communications: Kathie Torgison, Chair - Attached
 - d. Social Committee: Gordon Jackson, Board Liaison N/A
 - e. Maintenance Committee: Jeff Gochenour, Chair - Attached
 - f. Nature Preserve: Cal Early, Chair N/A
 - g. Pet Committee: Nancy Watkins, Chair - Attached
 - i Pet Policy Amendment **Motion: 1st Gordon, 2nd Bill, All 3**
 - h. Security Committee, (Vacant), Chair
 - i Nomination – Jeanne Johnson as Security Chair **Motion : 1st Bill, 2nd Gordon, All 3**
 - ii Chehalis Gate hit, Tacoma Iron Works going to fix this
 - iii Belevita gate to get new bearings as it is most used
 - iv Insurance claim for Chehalis gate approved

8. Unfinished Business: Action, Discussion, Information

- a. Discussion of Quarterly Committee Chair and sub-HOA planning meeting – Need to lock in a date
- b. Potential ISHOA newsletter – Committee Chair says no thanks, communications as is, are working fine - Tabled discussion
- c. Lockable mailboxes – Might be able to find a matching one at Lowes - Tabled discussion
- d. Vegetation Plan – Arborvitae off fences, maintenance planning for next steps

9. New Business

Discussion/Information

- a. Snow Policy – Questions about why ISHOA doesn't salt or plow roads – It doesn't last long to be cost efficient – Use Annual meeting as platform to remind homeowners of safe drive due to weather
- b. Speeding – Possible violation of standards, more law enforcement task

Action Items

- a. Board Approval of Committee Chairs **Motion: 1st Bill, 2nd Gordon, All 3**

10. Board Member Comments

- a. Good of the order – Bill – Will talk to Finance Committee for update on Audit and Taxes
- b. President's closing remarks – David – Resignation Letter, resigned at end of the meeting
 - i Gordon – Thank you President for all your work while on Board, they will use some of his ideas moving forward, need more volunteers
- c. Notice of next month's board meetings
 - i Board working session – Monday, March 3rd @ 3:30PM, Club House (open)
 - ii Board compliance review – Monday, March 10th @ 2:00PM, Via Zoom (closed)
 - iii Board Meeting – Monday, March 17th @ 3:30PM, Club House (open)

11. Executive Session as needed. The Board of Directors may convene in closed executive session to consider matters involving possible violations of governing documents. (RCW 64.38.035) N/A

12. Adjournment – 4:59 Motion: 1st Gordon, 2nd Bill, All 3

Sign In Sheet

Date

2/18/2025

Name	Address	Do you wish to speak during homeowner comments?
		(Each owner will be limited to 2 minutes)
Jeanne Johnson	Security Committee Chair	
Nancy Watkins	Pet Committee Chair	
Linda K & Jeff G	ARB & Maintenance Committee Chairs	
Kathie Torgison	Communication Committee Chair	
CJ Fredrickson	SUB HOA - Bellavita Towntowns	
Judy Maretta	ARB committee member	
Lorraine Price & Bill Harris		
David (Slots) Slotwinski	Board	
Gordon Jackson	Board	
Bill Moseley	Board	
	VIA ZOOM	
Mike Brauser	CC&R Committee Chair	
Frank Fahland		
Lauren West		
Jim		

Indian Summer Home Owner's Association

Board Financial Snapshot

		Date	;	Jan-25				
		Current Month	Year to Date		Budget	Variance		Comments
Total Income		\$ 55,798	\$	55,798	\$ 674,860	\$	619,062	Dues, Fines
2024 Carryover Income					\$ 16,860			??
Operating Expenses								
Security		\$ 7,835	\$	7,835	\$ 138,977	\$	131,142	
Maintenance		\$ 17,629	\$	17,629	\$ 210,495	\$	192,866	
Administration		\$ 5,451	\$	5,451	\$ 129,445	\$	123,994	Tax,VIS Mgt/Services,Insurance, Legal
Community Liaison(Social)		\$ -	\$	-	\$ 9,434	\$	9,434	
CCR Rewrite		\$ -	\$	-	\$ 14,955	\$	14,955	
Pets		\$ 145	\$	145	\$ 2,973	\$	2,828	
Communications		\$ -	\$	-	\$ 2,200	\$	2,200	
ARB		\$ -	\$	-	\$ 1,700	\$	1,700	
Nature Preserve		\$ -	\$	-	\$ 561	\$	561	
Emergency Maintenance		\$ 336	\$	336	\$ -	\$	(336)	
Contingency		\$ -	\$	-	\$ 8,500	\$	8,500	
Total Operating Expenses		\$ 31,396	\$	31,396	\$ 519,240	\$	487,844	
Reserve Fund Transfer		\$ 12,967	\$	12,967	\$ 155,604	\$	142,637	Interest/Investment Income
Total Net Expenses		\$ 44,363	\$	44,363	\$ 674,844	\$	630,481	
Net Total /(Loss)		\$11,435	\$	11,435	\$ 16,876			
Assets								
- Savings			\$	25,778				Reserve Fund Savings
- Investments			\$	961,411				Rockefeller (Reserve Fund)
- Acct's Receivable			\$	3,565				
- Operating Checking			\$	174,344				Includes Petty Cash
Total HOA Assets			\$	1,165,098				
Reserve Fund Expenses			\$	-				

MEETING MINUTES

ARCHITECTURAL REVIEW BOARD (ARB)

Date: Feb 11, 2025

Time: 1:00

Meeting called to order by: Linda Kaszycki

In attendance

Linda Kaszycki, Judy Maretta, Linda Forrer and Margaret Holm

REPORTS

- Minimal ARB activity in past 30 days due to winter season and holidays. A few applications received and processed for tree removals, gutters, pavers, landscaping and exterior home repairs. No pending applications.
- ARB is current in processing new applications and final inspections.
- No old business.
- New business – discussion regarding changing meeting dates to 2nd Thursdays at 10:00 am beginning in March 2025; discussion regarding possible need for additional new or revised policies to expand or clarify existing policies and CCRs. No specific policies were identified at this meeting.

MEETING ADJOURNED AT – 2:30

Next meeting

MARCH 13, 2025

REPORT FOR BOARD
CC&R Rewrite Committee
February 2025

The committee is developing presentation material in preparation for Board Briefings on the proposed amendments to the CC&Rs and Bylaws. The purpose of the briefings is to present a detailed summary of committee's work and to gain the Board's acceptance of the proposed changes and concurrence with the path forward to final approval by homeowners. It is anticipated that each meeting will last 1 to 2 hours. Late April to early May is the target timeframe for the Briefings.

Negotiations with Oki have not yet begun. Very recently, Oki has expressed interest in a one-on-one meeting between David Hein, Vice President Oki Golf, and the ISHOA Board President. Scheduling for the meeting will be determined by the Board President.

Planning for another round of Townhall meetings for homeowners will be soon. It is anticipated that the meetings will be held during July and/or August.



Communications Committee Report

Feb 18, 2025

- Main focus since January has been to inform residents of gate issues, due to the cold, snow and icy weather
- Total of 3 SMS messages sent (2 in Jan and 1 so far, in Feb)
- HotNews was updated several times to keep residents advised of the status of various gates, especially after the Chehalis Trail gate was compromised during the Feb 3-4 timeframe.
- Indian Summer Friends Facebook page updated
- VIS E-blast signs were posted multiple times as well as HotNews signs
- Following a suggestion from resident Molly Philopant I followed up with the Security Committee for permission to design and order new cold weather



signs as shown below:

- Decision on when, where & how to post these new signs is under discussion as of 2/12/25
- New meeting times for the ARB effective in March are updated on the website
- Website Resident Directory updated

Many thanks to Melissa Watkins, Mary Weiss, Julie Brown & Jeanne Johnson and Jim Zopolis for their help with all these issues!

Kathie Torgison, chair



MAINTENANCE COMMITTEE BOARD REPORT

February 2025

Committee members: (*unavailable for this meeting):

Jeff Gochenour, Chair/ Tim Johnson/ *Bill Moseley /Ward Forrer /Dan Weiss/
*Susan McColley/Bill McClanahan/ Guy Grayson/ Rich Oconnell and *Gordon Jackson (Committee Liaison)

OPENING COMMENTS:

- * The meeting followed the agenda below:

AGENDA	
Maintenance Committee Meeting	
2/11/2025 (3:00 to 4:30)	
o	Contracted Work List Review (15 Mins) - Team
o	Status ongoing, review completed & upcoming Projects.
o	Project List Review (10 mins) - Team
o	Review Active Administrative Projects – Team
o	Review Active Stand-Alone Projects – Team
o	Performance to Budget (15 mins) - JAG
o	Invoice Tracking, performance to budget
o	VIS Financials (reconciled??)
o	Group discussion (10 mins) - JAG
o	Plowing, etc. eblast
o	New Icey Road Process
o	Group email
o	2025 Focus
o	2025 Budget Summary
o	Cost Savings Spitball activity (10 mins) - Team
o	Around the Room
o	Adjourn

CONTRACTED WORK:

Landscape Maintenance Contract (BM)

- * American Landscape Maintenance continues work in the Winter phase of their contract Pruning, debris cleanup, completed the dump site cleanup.
- * In addition, ALS is supporting work toward establishing a pruning standard

Irrigation Maintenance (WF):

- * Water is currently “off” tentative scheduled to be “on” in April of 2025
- * Discussed Chambers Park irrigation system mods required when water is “on”

Street Sweeping (TJ):

- * 1st full Sweep to be scheduled for ~April of 2025
- * Balancing sweeps with ALS spot cleaning
- * Discussed future schedules

Backflow Testing (TJ)

- * To be scheduled ~ April/May

Storm Drain Maintenance (BMc)

- * To be scheduled ~ April/May
- * In addition, we discussed the plans for Phase II swale work

Retention/Storm Pond Maintenance (BMc)

- * Discussed schedules

MISC. STAND-ALONE PROJECTS:

Historical Park (WW)

- * Discussed schedule for misc. irrigation upgrades remaining to complete the CEF Enhancement Project known as Chambers Park upgrades

Swale Work (BMc)

- * Discussed schedule for Phase II of Swale upgrades

Fence Line Clearing Behind Ashdown Homes (RO)

- * Discussed schedule for completing and status of letter sent to the board for approval Plan is to determine viability and plan and then get appropriate estimates

Nature Preserve Clearing (RO)

- * Discussed schedule to complete

Handyman Services:

- * Installation of down spout extensions (to keep water from shed base purchased in 2024): will be completed in house (Guy) in early 2025
- * Hydrant Mapping: completed by Guy and reviewed
 - Will be included in our maps located on the VIS portal
- * Street Light Mapping: Guy advised of mapping plans and purpose of maps. ECD: TBD

- * Street Light Replacement Plan: Discussed need for a plan on when streetlights are replaced so we get a consistent “look and feel” throughout ISHOA. ECD-TBD
- * Fence Repairs:
 - Southernness - authorized pending completion
 - Kinsale Sorm Pond - authorized pending completion.
- * Damaged Mailbox and Post on Troon: Guy working with LGL Construction to complete. ECD mid-March
- * Mailbox on Turnberry: Guy notified of the requirement for new box ECD: TBD
- * Signage Mounting Sleeves: Guy to investigate and determine solution ECD: End of March
- * Gate Lighting: Guy working with PS Lighting on solution for better gate lighting as relocation of accent landscape lighting ECD: TBD
- * Road Cracks Kinsale: Guy and Bill investigated and determined. solution is to crack seal in Summer and monitor.
- * Starter Shacks Painting: Paint Started shack same as Gurad House. Work authorized ECD: TBD
- * Stonehaven Signage Project: Final work completed



- * Street Light outages: Rainier Gate Island and Ashdown and Prestwick completed
- * Guard House water: Overarching Settlement reached now we need to determine details of plan (best practices) ECD TBD.
- * Sidewalks: Will evaluate to determine need to grind in 2025 ECD: TBD
- * Starter Shacks Painting: Paint Started shack same as Gurad House. Work authorized ECD: TBD
- * Bench Slats: new replacement slats have been ordered and will be installed when received ECD: Mid-March
- * Acronym List: Completed

Landscape Enhancements:

- * Misc Daffodil bulbs: have been planted around the community for Spring Color
- * Planter Hole 6: The new planter will soon be planted and placed by the new bench overlooking hole 6 (ECD: Early Spring)

Lacey Neighborhood Grant

- * Project Picked (Rainier Entrance)
- * To review with Board
- * Dan Weiss is Project head and will submit our submission by 3/31

Administrative Projects:

- * Cost Reduction Exercise: In the process of determining options. Once documented we will explore viability to incorporate into our processes or work
- * Maintenance Plans for all Assets: In work ECD: As time permits
- * Annual Meeting Story Boards: In work ECD: As time permits
- * Update maps and Vis Portal: In work ECD: As time permits
- * Fence Line Clearing plan: In work ECD 3/3 tp present to Board for approval
 - Send appropriate Resident Letters
- * Update all 2025 Contracts: In work ECD: mid-March
- * Contractor Speed Letters: In work ECD: mid-March
- * Topic Lists for Committee Chair meetings: Completed, pending notification of meeting

2025 PERFORMANCE TO BUDGET: *BELOW ARE 2025 AMOUNTS BASED ON INVOICES RECEIVED AS OF 2/11/2025.*

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

Maintenance Codes		Budget	Accumulated	Delta	
400920		Electric	20,000.00	0.00	20,000.00
400910		Water	29,000.00	0.00	29,000.00
401000		General Maintenance	18,000.00	0.00	18,000.00
	401000	Dump Site Cleanup	8,395.00	8,392.05	2.95
	401000	Aerate & Overseed	2,100.00	0.00	2,100.00
401001		Street Sweeping	4,000.00	0.00	4,000.00
401098		IRRIGATION & REPAIRS	15,000.00	0.00	15,000.00
401100		Contracted Landscape Maint	93,000.00	15,478.68	77,521.32
401360		Catch basin Cleaning	8,500.00	0.00	8,500.00
401362		Storm Pond Maintenance	12,500.00	0.00	12,500.00
			0.00	0	
TOTALS			210,495.00	23,870.73	186,624.27



Indian Summer HOA Pet Committee

Indian Summer Pet Committee – 2025

1:30 p.m., Feb. 3rd - Report and Minutes

Attendees: Nancy Watkins, Janet Boselly, Missy Barrett and Doug Allen.

The existing 4-year-old brochure was reviewed and all agreed some updates were needed to bring it more in line with current needs. Changes are being compiled. Once all have reviewed the new brochure copy, the committee will figure out what printing method will be used and provide it to the Communications Committee to include it on the ishoa.org website.

The next meeting will be held at 1:30pm on Monday, March 3rd in the Clubhouse Board Room.



Policy PET-01

PET POLICY

1.0 REFERENCE(S)

- CC&R, Article IV, Section 4.18 & 4.27 and Article X, Section I 0.3.
- Board Motion 2005-045
- Joint Animal Services for the cities of Olympia, Lacey and Tumwater, and unincorporated Thurston County: "*Pet Laws*" [downloaded 9/2016] is attached as an addendum to this policy and incorporated into the policy by this reference (www.jointanimalervices.org).

2.0 PURPOSE

All pet owners are required to keep their pets safe and to follow basic courtesies while their pets are outside and while walking their pets. All owners **MUST** walk their dogs under **PHYSICAL** control using a leash or an electronic collar and demonstrate method used to be an effective means of physical control. All pet waste should be immediately removed and disposed of in the owner's home trash. All waste bag stations are available as a convenience and should not be used as a resource for free supplies.

ISHOA recognizes that from time to time, pet issues occur in our community, and that a process is needed to resolve them. The preferred approach is for neighbors to work with each other to resolve any pet nuisance issues. Failing that, the following process shall be followed for pet complaints.

3.0 POLICY

3.1 Pet Waste

Homeowners who walk their pets within the Indian Summer Community are required to pick up and dispose of their pet's waste from all ISHOA common and private property within the Indian Summer Community.

3.1.1 Pet Waste Disposal – All pet waste must be scooped up immediately, bagged and disposed of at one of the pet waste bins or at the owner's home in their own trash.

3.1.2 Non-compliance – homeowners failing to scoop up pet's waste may result in a fine (as stated in the fees and fines schedule) when evidence supports homeowner's neglect in following this policy.

3.2 Pet Behavior

The behavior portion of this policy is presented in **two** categories: **Nuisance Behavior** and **Dangerous Behavior**, with a different process associated with each category. The county and Joint Animal Services may place certain behaviors in a different category than is reflected in this policy. For the peace and safety of the

Indian Summer residential community, HOA 's definitions may be more stringent.

3.2.1 Nuisance Behavior- Examples of pet nuisance behavior include and are not limited to: Persistent barking, whining or howling; wandering cats; excrement that is not picked up by the pet owner; pets unleashed, **not under electronic control** or unfenced.

Procedure for complaints about a pet being a **nuisance** is:

- (1) Resident/Owner with a complaint shall complete an ISHOA Pet Complaint Form. The form should be addressed to the ISHOA Board and submitted to ISHOA 's Managing Agent via email or regular mail. The Resident **may should** also use the Joint Animal Services website to follow their procedures for nuisance pets. The website (www.jointanimalservices.org) contains a JAS **Statement of Complaint** form and barking journal that can be downloaded from the Resources section of the website.
- (2) The ISHOA Management Agent will notify the ISHOA Board and provide them a copy of the complaint within one business day after receipt of the complaint.
- (3) The ISHOA Board will notify the ISHOA Pet Committee **and Compliance Committee** to help determine resolution steps which may include **(1)** speaking with the owner of the pet in question, **(2)** sending a warning letter, or **(3)** sending a cease-and-desist letter. If the situation is not rectified after the first step(s), the ISHOA Board may proceed with implementing fines and may ultimately require removal of the offending pet from the community, per ISHOA CC&Rs referenced above in Section I .0.
- (4) The ISHOA Board shall assign a person (ISHOA Board member, Committee member, or ISHOA Management Agent representative) to keep the original Complainant(s) informed of the status.
- (5) If an owner of a nuisance pet cannot be identified, the ISHOA Board has authorized the Pet Committee to advise and assist the resident complainant in contacting Joint Animal Services, and to implement their nuisance pet removal policy.

3.2.2 Dangerous Behavior - Examples of dangerous behavior by a pet include and are not limited to:

- ☐ A pet attacking, injuring or killing another pet unprovoked. ☐
- A pet **attacking** or injuring a human unprovoked.

IF A HUMAN IS INJURED, IMMEDIATELY CALL 911. When the situation is no longer an emergency, notify Joint Animal Services (360-352-2510) and proceed with the process below.

Procedure for complaints about a pet exhibiting **dangerous** behavior:

- (1) Resident/Owner with a complaint shall: Complete the ISHOA Pet Complaint form and submit to ISHOA's Managing Agent via email or regular mail **and**

- ~~Contact the ISHOA's Managing Agent and/or an ISHOA Board member to notify them of the situation.~~
- ~~Include a full description of the issue.~~

- (2) The Managing Agent will notify the ISHOA Board **and the ISHOA Pet Committee Chair** within one business day and provide them a copy of the complaint within 48 hours or sooner if circumstances deem it necessary.
- (3) The ISHOA ~~Board will notify the ISHOA~~ **Pet Committee Liaison and Pet Committee Chair and Compliance Committee to help** will determine steps to take which may include notifying the community of the danger or potential danger, in addition to setting a timeline to resolve the issue with the animal and owner. Depending on the severity of the situation, the ISHOA Board, at its discretion, may proceed with implementing fines and may ultimately (or initially) require removal of the offending pet from the community, per ISHOA CC&Rs referenced above in Section 1.0.
- (4) The ISHOA Board shall assign a person (ISHOA Board member, Committee member, or Management Agent representative) to keep the original Complainant(s) informed of the status.

All residents and pets of Indian Summer are subject to the ordinances and requirements of Thurston County Joint Animal Services.

See Link below:

<https://jointanimalservices.org/wp-content/uploads/2015/07/14-Pet-Laws.pdf>

4.0 RESPONSIBILITY FOR POLICY

The ISHOA Board or its delegate is responsible for enforcing, maintaining and keeping this policy current and to obtain ISHOA Board approval of changes, as necessary.

5.0 EFFECTIVE DATE AND RECORD OF AMENDMENTS

10/20/2005, Original Policy 2005-012, Board Motion 2005-45, effective immediately.
03/19/2015, Reformatted and renumbered policy to ADM-07 (per new policy ADM01, Policy Numbering and Format), Board Motion 2015-01 t.

10/20/2016, Revised to define process for nuisance and dangerous pet behavior complaints and incorporated Joint Animal Services info. Per Board Motion 2016-030. *(Note: Section J,0, above, previously referenced Board Policy 2004-004, a copy of it could not be found during the revision process so the reference was deleted)* **08/19/19**, Amended Policy by Board Motion 2019-039, Renumbered, Clarified use of Pet Complaint Form, Clarified role of Pet Committee, Effective September 16, 2019.
06/15/20, Amended Policy by Board Motion 2020-045; separating the Pet Policy from the supporting addendum and complaint form.

04/19/21, Amended Policy by Board Motions 2021-**23**; revised adding pet waste disposal requirements, potential fine language, and providing defining language for dangerous pet.