



Indian Summer HOA Board of Directors
Board of Directors Meeting – Third Monday of Each Month, 2:00pm
President, Vacant
Vice President, Gordon Jackson
Treasurer, Bill Moseley
Secretary, Janet Charles
Member At-large, MaryAnne Lindeblad

Meeting Date: Monday, March 17th, 2025
Meeting Time: 3:30 PM
Meeting Location: Indian Summer Clubhouse and on Zoom

Agenda

1. Call to Order - @3:30pm
 - a. Opening Comments:
 - i Gordon- Need more volunteers for board and committees
 - ii Reminder to be careful when going through gates, last incident cost 14k most should be covered by insurance and anything above the budget can come out of dues
 - 1 Organized a meeting of all the chairs on 4/24,
 - iii BOD Positions- Advertised and closed a couple days ago, 2 dropped out, 1 candidate David Skinner, a lot of experience on boards and council, on 4/14 he will be introduced to the BOD and ask questions, will be on board while he is here from May-September (snowbird)
 - iv Janet- Would love to have someone who knows audio technology for a volunteer
2. Roll Call – Bill Moseley, Gordon Jackson, Janet Charles Excused: Maryanne Lindblad
VIS – Bella Stupina, Tiffani Matson, Zoom : Mike Brauser, Jim – Janet’s husband, Daniel Stanford
3. Approval of the Agenda – **Motion: 1st Bill, 2nd Janet, All 3**
4. Approval of the Minutes from the BOD Meeting of Feb. 18th, 2025 – **Motion: 1st Janet, 2nd Bill, ALL 3**
5. Treasurer’s Report – **Motion 1st Janet, 2nd Bill, ALL 3**
 - a. Finance Committee Report, Roselyn Marcus, Chair
 - i Meeting scheduled with VIS April 2nd for clarity on reports
 - ii Question on insurance claim – claim filed on gate, doesn’t think that would be \$7,087, only expense would be deductible, will clarify with VIS
6. Homeowners’ Forum (20 Minutes)
 - a. Ray Gluth
 - i 1 of 5 Tenby owners who haven’t been able to utilize 20ft of their property from City of Lacey and curious if the Board is aware of all the situations
 - 1 Board response: They review all correspondence and say that they are the ones responding to homeowners via VIS. The Board has responded with the fence could not be moved by the HOA.
 - ii He stated that he is bringing it to the BOD before he involves an attorney, asking if HOA will pay for moving the fence
 - 1 Board Response: Fence will be moved after all items are addressed. 1st letter Nov 2023, homeowner requested to read, and Board stated they have read all letters and responded to all of them. Bill confirms again that the Board are the ones responding.
 - iii Should he wait until 5/1 to give the Board time to make adjustments
 - 1 Board Response: Bill confirmed that they have indicated what needs to be done by their attorney before moving forward. The board stated that they have responded to all Homeowners involved that they need to work together and that they are willing to move the fences if the homeowners can all come to an agreement on how to proceed. The Board is willing to help but need homeowners to get together.

7. Committee Briefings

- a. Ad-Hoc CC&R Rewrite Committee: Mike Brauser, Chair
 - i Schedule meeting with the Board, proposed date from Janet is April 26th. Two separate briefings proposed, one for CC&R and one for Bylaws, will be decided after the first meeting.
 - 1 Gordon asked if all the changes would be in detail line by line? Mike answered with that they would go over everything the Board needed to be aware of, it is detailed. CC&Rs will be different than Bylaws, since Bylaws are 85% Bill 6490.
 - ii Need to close the loop with Oki
- b. Architectural Review Board: Linda Kaszycki, Chair – See Attached
 - i Nancy asked if this information was going out to general membership, such as the moss on the roof, Linda clarifies that is compliance not ARB committee, Suggests better communication to not confuse homeowners and changing letters in regard to compliance, Janet wants to meet with Linda about the letters.
 - ii Bill suggests sending out Eblast to homeowners and educate what requires an ARB and compliance information. Janet agrees to differentiate the committees.
- c. Communications: Kathie Torgison, Chair – Not Present – See Attached
- d. Social Committee: Janet Charles, Board Liaison
 - i 1st meeting 3/18, brainstorming and sharing ideas in the fireside room
- e. Maintenance Committee: Jeff Gochenour, Chair – See Attached
 - i Bill Makes a motion to approve maintenance committee – fence line clearing on Ashdown for \$5,904.00
Motion: 1st Gordon, 2nd Janet, ALL 3
- f. Nature Preserve: Cal Early, Chair – Not Present
- g. Pet Committee: Nancy Watkins, Chair – No Report
- h. Security Committee, Jeanne Johnson, Chair – See Attached

8. Unfinished Business: Action, Discussion, Information

- a. Upcoming Committee Chair and sub-HOA President meeting with the Board
 - i Schedule 4/24/2025 @ 5:30pm in Fireside Room

9. New Business

Discussion/Information

- a. Upcoming meeting of Board with VIS Management – Accounting discussion

Action Items

- a. Board Approval of guard shack roof replacement **Motion: 1st Bill, 2nd Janet, All 3**

10. Board Member Comments

- a. Good of the order
- b. President's closing remarks
- c. Notice of next month's board meetings
 - i Board working session – Monday, April 14rd @ 5:30PM, Club House (open)
 - ii Board Meeting – Monday, April 21st @ 5:30PM, 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)

12. Adjournment

Sign In Sheet

Date 3/17/25

[illegible]

Indian Summer Home Owner's Association

Board Financial Snapshot

Date : Feb-25

Current Month		Year to Date		Budget	Variance	Comments
	\$	\$	\$	\$	\$	
Total Income	\$	55,727	111,525	674,860	563,335	Dues, Fines
2024 Carryover Income				\$ 16,860		??
Operating Expenses						
Security	\$	10,037	17,872	138,977	121,105	
Maintenance	\$	9,413	28,382	210,495	182,113	
Administration	\$	7,843	13,293	129,445	116,152	Tax,VIS Mgt/Services,Insurance, Legal
Community Liaison(Social)	\$	-	-	9,434	9,434	
CCR Rewrite	\$	245	245	14,955	14,710	
Pets	\$	604	749	2,973	2,224	
Communications	\$	27	27	2,200	2,173	
ARB	\$	-	-	1,700	1,700	
Insurance Claim	\$	7,087	7,087	-	-	??
Nature Preserve	\$	-	-	561	561	
Emergency Maintenance	\$	-	-	-	-	
Contingency	\$	-	-	8,500	8,500	
Total Operating Expenses	\$	35,256	67,655	519,240	458,672	
Reserve Fund Transfer	\$	12,967	25,934	155,604	129,670	Interest/Investment Income
Total Net Expenses	\$	48,223	93,589	674,844	581,255	
Net Total /(Loss)		\$7,504	17,936	16,876		
Assets						
- Savings			\$ 25,778			Reserve Fund Savings
- Investments			\$ 974,391			Rockefeller (Reserve Fund)
- Acct's Receivable			\$ 3,592			
- Operating Checking			\$ 175,001			Includes Petty Cash
Total HOA Assets			\$ 1,178,762			
Reserve Fund Expenses			\$ -			

REPORT FOR BOARD
CC&R Rewrite Committee
March 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. The target timeframe for the Briefings is late-April to mid-May.

On February 12, 2025, the State Senate passed SB 5129 which amends the Washington Uniform Common Interest Ownership Act (aka RCW 64.90). The bill has been referred to the House for its consideration. The bill contains numerous small changes to the current law, but the most significant for ISHOA involves allowing the investment of Reserve funds in equity investments. RCW 64.90 currently restricts the investment of all funds to accounts guaranteed by the US government. A summary of the bill is being provided.

MEETING MINUTES

ARCHITECTURAL REVIEW BOARD (ARB)

Date: MAR 13, 2025

Time: 10:00

Meeting called to order by: Linda Kaszycki

In attendance

Linda Kaszycki, Judy Maretta, Linda Forrer and Margaret Holm

REPORTS

- ARB applications increasing due to Spring & Summer approaching. New applications received and processed for tree removals, pavers, landscaping and exterior paint and home repairs.
- ARB is current in processing new applications and final inspections.
- Old business – discuss short list of policy revisions needed
- New business
 1. New Build on Turnberry status
 2. ARB members upcoming (known) vacations to add to Basecamp calendar
 3. Refresher training on Compliance Issues vs ARB activities
 4. ISHOA assigned areas for ARB members updated for 2025

MEETING ADJOURNED AT – 11:30

Next meeting

APRIL 10, 2025



Communications Committee Report

Mar 17, 2025

- Emphasis this past month was informing residents of repairs to Chehalis Trail gate
- Total of 3 SMS messages sent (1 in Feb and 2 so far, in Mar)
- HotNews was continuously updated with date and time stamp advising of street closures as the old gate was evaluated and eventually repaired & reinstalled.
- VIS E-blast signs were posted multiple times as well as HotNews signs
- Met with the Board at their Mar 10th working meeting to establish improved flow of information between Board, VIS and this committee.
- Assisted Board liaison Janet Charles as she becomes more comfortable with her role as Secretary
- Website Resident Directory updated
- Mary Weiss delivered New Resident packets to 2 families
- Met with Melissa Watkins to hand-off my duties to her during my vacation.

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

Kathie Torgison, chair



MAINTENANCE COMMITTEE BOARD REPORT

March 11, 2025

Committee members: (unavailable for this meeting):

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

OPENING COMMENTS:

- * The meeting followed the agenda below:

AGENDA	
Maintenance Committee Meeting	
3/11/2025 (3:00 to 4:30)	
o	Contracted Work List Review (10 Mins) - Team
o	Status ongoing, review completed & upcoming Projects.
o	Project List Review (30 mins) - Team
o	Review Active Administrative Projects – Team
o	Review Active Stand-Alone Focal Projects – Focal
o	Performance to Budget (5 mins) - JAG
o	Invoice Tracking, performance to budget
o	VIS Financials (reconciled??)
o	Cost Savings “Tee Off” activity (20 mins) – DW
o	Group discussion (20 mins) – JAG
o	Email issues
o	Side meetings
o	Planter Maintenance Sub-Committee
o	Lacey Neighborhood Grant (LNG)
o	Fence Maintenance Planning
o	Pruning
o	Around the Room (5 mins)
o	Adjourn

CONTRACTED WORK:

Landscape Maintenance Contract (BM)

- * American Landscape Maintenance continues work in the Winter phase of their contract, debris cleanup, crack weed spraying
- * 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 as soon as possible after this date
- * Balancing sweeps with ALS spot cleaning

Backflow Testing (TJ)

- * To be scheduled ~ April/May

Storm Drain Maintenance (BMc)

- * To be scheduled ~ April/May
- * In addition, we reviewed ALS quote and plans for Phase II swale work
 - Dr Bill M will 1) obtain board approval and 2) Authorize ALS to do the work and determine appropriate schedule
 - Chair will help with approval if needed

Retention/Storm Pond Maintenance (BMc)

- * Discussed schedules. Too early to schedule

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 Statement of Work, quote, approval process and schedule for Phase II of Swale upgrades

Fence Line Clearing Behind Ashdown Homes (RO)

- * Discussed current study being done by Guy Greyson and how it will be utilized to develop maintenance plans for fencing, a tool for the board to understand issues beyond routine maintenance and a tool to update the reserve study (Bill Moseley will help with Reserve updates)

Nature Preserve Clearing (RO)

- * Discussed schedule to complete. Contractor removed stumps 3/11 and will be back within the week to complete the clearing

Handyman Services:

- * Reviewed the status and Scheule of the projects Guy Greyson has undertaken
- * Street Light Replacement Plan: Discussed need for a plan on when

streetlights are replaced so we get a consistent “look and feel” throughout ISHOA.

* Fence Repairs:

- Southernness - completed
- Kinsale Sorm Pond - completed.

* Damaged Mailbox and Post on Troon: Guy working with LGL Construction to complete. ECD late-March

* Mailbox on Turnberry: Guy notified of the requirement for new box ECD: TBD

* 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. Bill will have Global crack seal later in the year

* Starter Shacks Painting: Paint Started shack same as Gurad House. Work authorized; color specs sent to contractor. ECD: late March

* Guard House water: Overarching Settlement reached Guy working with Spa owner to determine details of plan (best practices).

* Sidewalks: Olympia Construction will grind lifts in 2025. We will review the current long-term plan and update as required

* Bench Slats: new replacement ordered and will be installed when received ECD: Late-March

* Acronym List: Completed and disseminated to group

Landscape Enhancements:

* Misc Daffodil bulbs: have been planted around the community for Spring Color and are beginning to bloom. When in bloom these planters will be placed around the community by our new Planter Maintenance sub-committee 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)

* Planter Maintenance Sub-Committee: JAG and Rich O met to determine a plan going forward for our planters and misc. decorative beds (which Rich inherited when a prior member left our group). The plan developed is to hire a professional designer to design our new planters and after we have a design will determine how to package the work by utilizing our newly formed Sub-committee. Misc bed maintenance will also be reviewed and may be included in planter maintenance work statement.

Lacey Neighborhood Grant

- * Project Picked (Rainier Entrance)
- * Reviewed draft presentation prepared by Dan Weiss
- * Dan Weiss is Project head and will submit our submission by 3/31
- * Project is phase 1 of a potential 4 phase project. Future phases will be included in the 2026 budget and coordinated with the board.

Administrative Projects:

- * Cost Reduction Exercise: Reviewed our newly documented process and several low hanging fruit cost ideas involving eliminating some work planned for 2025. To date we anticipate these reductions to yield saving of ~ 3.5k that will be utilized in misc. enhancement projects.
- * 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
- * Ashdown Fence Line Clearing plan: Recent assessment determined it was still viable to clear the fence line from the HOA side. We are working to obtain 3 bids for their work and will select a contractor once bids are received and analyzed. Project will have to be submitted to the board for review since it is a reserve funded project ECD: Mid to late April (note current plan is to notify residents of work in the lot behind their house and then educate residents on fence maintenance going forward)
- * Update all 2025 Contracts: Completed and sent to VIS to archive
- * Contractor Speed Letters: Completed and sent to Contractors
- * Topic Lists for Committee Chair meetings: Draft Completed, pending notification of meeting

2025 PERFORMANCE TO BUDGET: *BELOW ARE 2025 AMOUNTS BASED ON INVOICES RECEIVED AS OF 3/11/2025.*

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	21,350.00	3,193.82	18,156.18
400910		Water	29,000.00	0.00	29,000.00
401000		General Maintenance	18,000.00	3,962.38	14,037.62
	401000	Dump Site Cleanup	8,395.00	8,392.05	2.95
	401000	Aerate	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	819.48	14,180.52
401100		Contracted Landscape Maint	93,000.00	23,218.02	69,781.98
401360		Catch basin Cleaning	8,500.00	0.00	8,500.00
401362		Storm Pond Maintenance	12,500.00	0.00	12,500.00
TOTALS			211,845.00	39,585.75	172,259.25



Indian Summer HOA

Security Report

February 2025

Gates:

On late February 4th or early February 5th, the Chehalis Western Trail gate (#10) was hit by an unknown vehicle type causing damage with an estimated repair bill of \$14,174.45

- February 4-5 damages occurred.
- Filed police report case 2025-00691.
- Worked with Insurance adjuster on claim.
 - We will be reimbursed for all but the \$1000.00 deductible.

The gate/leaf was removed by Tacoma Iron Works on March 4th to cut out damaged pickets and operator mounting plate/replace with new. Gate/leaf to be sandblasted and re-powder coated. They were back on sight to rehang the gate/leaf on March 11th

Monday March 17th Robblee's will be on site to mount operator arm onto gate leaf and reprogram operator. The Chehalis Western Trail should be back to normal operations by late Monday afternoon.

Another repair includes a new edge on gate #11 Chehalis Western Trail Pedestrian or Golf gate This damage was found during our routine maintenance which was done during the month of January. \$790.36

Also, the Rainier Exit Gate edge was damaged, and the gate has been malfunctioning for the better part of two weeks. Locked in an open position and then closing, then open and then closing. The gate had a new edge installed on 3-10-2025 however it is not closing, it will be repaired on Monday the 17th. \$791.80

The Bellavita entrance gate bearing needs to be replaced, again this was found during routine maintenance. The parts have been on order, and this should be fixed by the end of the week ending 3-21-2025.

The Bellavita gates have the highest number of rotations meaning open/closed cycles. Bearings are part of the maintenance that is required. \$2805.59

Periodic Maintenance done 2x year. The first one done in January on all the gates. \$1643.54

Total to date spend \$7034.26.

Cameras:

Jeanne, CJ & Bill met with John Peterson, President & COO of Robblee's for a presentation on new cloud hosted camera system that will cover the entry/exit gates. This includes an additional LPR license that will create a searchable license plate database. It will also include a new wireless network from the guard shack to both the Bellavita and Troon Gates.

We will need to provide a high-speed internet connection at the Guard Shack and at the Rainier Gate. This is proving to be a challenge.

Cameras will carry a 10-year warranty with an active subscription.

We have invited John to come back and present to the entire board at the April work session on 4-14-2025.

We have been given the name of a community that has had an Avigilon Alta camera system installed for their main gate that included a license plate camera. They are also using Starlink for their network connection. We will be making contact with them.

Incidents in the Community:

A homeowner on Troon had a laptop stolen from their unlocked vehicle.

A resident on Rainier Road had a significant police presence on Monday March 4th. Suspect jumped the fence and was caught on a ring camera looking thru a window of a resident of Indian Summer.

The solicitor was going door to door and leaving business cards. The Security Chairperson called the solicitor and told him we have a *no solicitation policy* and to please leave the community. He said he didn't know and would leave immediately. A drive through the community and no one was seen.

3.0 POLICY

- 3.1 Door-to-door outside solicitors are not authorized to enter the property for the purpose of marketing any service, product or concept.
- 3.2 In the event a solicitor gains access to the community, owners are authorized to ask them to immediately leave. Owners are encouraged to notify the Guard Station of the full details of the incident.

The Security Committee:

Mathew Williams

Chris Foster

We also have another homeowner we are encouraging to join us.

If Interested in joining our committee please call Jeanne at 360-870-8605

We are working on finding a date that works for all to participate. We have one member who works full-time. Will publish as soon as we have date and time confirmed.