



Indian Summer HOA Board of Directors
Board of Directors Meeting – Third Monday of Each Month, 5:30pm
President, David Skinner
Vice President, Gordon Jackson
Treasurer, Bill Moseley
Secretary, Janet Charles
Member At-large, MaryAnne Lindeblad

Meeting Date: Monday, May 19th, 2025
Meeting Time: 5:30 PM
Meeting Location: Indian Summer Clubhouse and on Zoom

Meeting Minutes

1. Call to Order – David @ 5:30pm
2. Roll Call : Janet Charles, MaryAnne Lindeblad, Bill Moseley, Gordon Jackson, David Skinner;
VIS – Nicole Eby, See sign in sheet
3. Approval of the Agenda - **Motion to approve with changes 1st Bill, 2nd Gordon, All 5**
 - a. Adjustments: Agenda Dated for April 21st – needed changed to May 19th
4. Approval of the Minutes from the Board Meeting of March 17th, 2025 – **Motion 1st Gordon, 2nd Bill, All 5**
5. Treasurer's Report – **Motion 1st Gordon, 2nd Maryanne, All 5**
6. Homeowners' Forum (20 Minutes) – NONE
7. Committee Briefings
 - a. Ad-Hoc CC&R Rewrite Committee: Mike Brauser, Chair
 - i May 1st received revisions from John Burleigh version 5 Bylaws, version 8 CC&Rs, after meeting found some issues that went back to John and six days later received version 6 Bylaws and version 9 CC&Rs
 - ii Making a presentation to bring to the Board, David will reach out to Oki
 - b. Architectural Review Board: Linda Kaszycki, Chair - Attached
 - c. Communications : Kathie Torgison, Chair – Attached
 - d. Social Committee: Janet Charles, Board Liaison
 - i Important Dates:
 - 1 Picnic – Sunday August 10th @ 4-6pm
 - 2 Garage Sale – August 23rd-24th
 - 3 Annual Meeting – Need to confirm
 - 4 Christmas Party – Thursday December 4th – need to confirm time
 - e. Finance Committee: Roselyn Marcus, Chair
 - i Preparing 2026 Budget, will need to meet with committee chairs, meeting with prior finance chair this week
 - ii Reserve study with Cedcore – refresh with a site visit this year
 - f. Maintenance Committee: Jeff Gochenour, Chair – Attached
 - g. Nature Preserve: Cal Early, Chair- NA

- h. Pet Committee: Nancy Watkins, Chair – Attached
- i. Security Committee: Jeanne Johnson, Chair - Attached
- j. Compliance Committee: (Vacant; BOD acting as committee) – Working well with VIS on reports

8. Unfinished Business: Action, Discussion, Information

- a. **The contract with VIS management expires this year and the Board is developing an RFP to issue to find our next contractor. The Board will be holding closed meetings to manage the RFP, consider and select potential candidates, and contract with the successful applicant.**
 - i Board hopes VIS will be one that BIDs
 - ii Will be sent out to companies to set up interviews
 - iii Looking for a one-year contract with possible renewal of more years

9. New Business

Discussion/Information

Action Items

- a. **Board Approval of new Security committee member Art Laur**
 - a. **Motion – 1st Bill, 2nd Janet, All 5**
- b. **Board Approval of new Pet committee member Maren Turner**
 - a. **Motion – 1st Janet, 2nd Maryanne, All 5**
- c. **Board Approval of Budget change in expense line items**
 - a. 2025 Budget was \$1300 less than needed to pay electrical bills
 - b. Move this amount from contingency line item for contingency to read at \$7200
 - c. **Motion – 1st Janet, 2nd Maryanne, All 5**

10. Board Member Comments

- i Bill asked homeowners present if they look at Minute minutes and work session notes to see everything going on and maybe sending out a reminder Eblast about these being available to view on the portal and ISHOA website.
- b. Good of the order
- c. President's closing remarks
- d. Notice of next month's board meetings
 - i Board working session – Monday, May 5th @ 5:30PM, Club House (open)
 - ii Board Meeting – Monday, May 19th @ 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) -NONE

12. Adjournment 6:45pm All 5

Sign In Sheet

Date

5/19/25

Name	Address	Do you wish to speak during homeowner comments?
Mike Brauser	3810 Kinsale Ln SE	
Linda & Jeff	3914 Prestwick	
David & Mary Weiss	4302 Prestwick	
Deanne Johnson	6919 Jarway Lane SE	NO
Leah & Jay Walden	3912 Prestwick	
Lorraine Price	4318 " Lane SE	
Leanne Wilson	4314 Prestwick Ln SE	
Wade & Faye	3048 Kinsale Ln SE	
Alan Parlee	" "	
Nancy Watkins	6504 Troon	
Kathie Torgison	3903 Prestwick	
David & Janice Kilgore	7111 Rainier Rd. SE	

Indian Summer Home Owner's Association

Board Financial Snapshot

Date 4/31/2025

	Current Month	Actual to Date		Budget	Variance	Comments
Income	\$ 55,823	\$	238,117	\$ 674,860	\$ 436,743	Dues, Fines
2024 CEF Rollover Income	\$ 15,345	\$	15,345	\$ 15,345		Move to 31100
Total Income	\$ 71,168	\$	253,462	\$ 690,205		
Operating Expenses						
Security	\$ 16,471	\$	46,434	\$ 138,977	\$ 92,543	Gate Repairs--\$3700 Above Budget
Maintenance	\$ 11,267	\$	53,340	\$ 210,495	\$ 157,155	
Administration	\$ 6,465	\$	31,798	\$ 129,445	\$ 97,647	Tax,VIS Mgt/Services,Insurance, Legal
Community Liaison(Social)	\$ -	\$	89	\$ 9,434	\$ 9,345	
CCR Rewrite	\$ -	\$	665	\$ 14,971	\$ 14,306	
Pets	\$ 145	\$	1,039	\$ 2,973	\$ 1,934	
Communications	\$ 240	\$	267	\$ 2,200	\$ 1,933	
ARB	\$ -	\$	-	\$ 1,700	\$ 1,700	
Insurance Claim	\$ (7,190)	\$	-	\$ -	\$ -	
Nature Preserve	\$ -	\$	-	\$ 561	\$ 561	
Emergency Maintenance	\$ -	\$	-	\$ -	\$ -	
Contingency	\$ -	\$	-	\$ 8,500	\$ 8,500	
Total Operating Expenses	\$ 27,398	\$	133,632	\$ 519,256	\$ 385,624	
Reserve Fund Transfer	\$ 12,967	\$	51,868	\$ 155,604	\$ 103,736	Interest/Investment Income
Total Net Expenses	\$ 40,365	\$	185,500	\$ 674,860	\$ 489,360	
Net Total /(Loss)	\$ 30,803	\$	67,962	\$ 15,345		
Assets						
- Savings	\$	\$ 25,778				
- Investments	\$	\$ 990,433				Rockefeller (Reserve Fund)
- Acct's Receivable	\$	\$ 3,279				
- Operating Checking	\$	\$ 190,845				Includes Petty Cash
Total HOA Assets	\$	\$ 1,210,335				
Reserve Fund Expenses	\$	\$ -				

MEETING MINUTES

ARCHITECTURAL REVIEW BOARD (ARB)

Date: MAY 8, 2025

Time: 10:00

Meeting called to order by: Linda Kaszycki

In attendance

Linda Kaszycki, Linda Forrer and Judy Maretta

REPORTS

- ARB applications increasing due to Spring & Summer seasons. 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
- New business
 1. New Build on Turnberry status – foundation and garage floor concrete poured – framing and trusses complete. Next step roof sheathing.
 2. VIS spring compliance drive and results pending for homeowners. Homeowners may need to file an ARB application for exterior projects noted by VIS in a homeowner courtesy notice.

MEETING ADJOURNED AT – 11:00

Next meeting

JUNE 12, 2025

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Communications Committee Report

May 14, 2025

- Sent out gate repair advisories for Rainier and Bellavita gates via SMS, website and Facebook updates
- Participated in Apr 24 All-Committee Chair meeting
- Website registered 67 hits for rolling 7-day period.
- HotNews, Board Meeting signs were posted as needed.
- New Resident Welcome postponed till late July due to slow sales of homes in the community
- Mock-up pages for upcoming revised ISHOA.org website shared with committee chairs for feedback before final version debut in July
- Revised Key Contacts List as of 5/1/25
- No expenditures this month
- 12% of budget used year-to-date

Many thanks to Melissa Watkins, Jeanne Johnson and Julie Brown for their help with all these issues!

Kathie Torgison, chair

Maintenance committee notes

May 13th, 2025

Indian Summer Conference Room

Attendees: Guy, Bill Mosely, Bill McClanahan, Tim, Dan

Dan chaired the meeting which started at 3:00 pm

Individual reports

Guy reported he is on leave of absence for personal reasons. He will finish up his current projects and intends to attend future committee meetings. He reported the fences on fairway lane had been cleaned of fence line vegetation. The contractor will send an invoice.

He has received a bid from Olympia Construction Development for sidewalk pad replacement. The bid is at \$10,000 + a slight overage. He will be ready to start this project once Jeff gives the OK. Note that no driveway aprons will be involved with this project.

Tim made a clarification that he is not the backflow focal. He asked if that should be under Ward's focal. In any regards the backflow testing has been completed, and Tim has a report for the city. The invoice for the services will be forwarded to Jeff. Street. sweeping is dependent upon mother nature and for the near time no sweep is scheduled.

Bill McClanahan reported that Catch All completed the annual storm water management inspection and cleaning. Catch All found no issues with our stormwater system which includes 177 storm drains. About 35 were actually vacuumed this year. We are continuing to study which drains need inspections and vacuuming every year and which ones can be put on a longer schedule. Retention ponds had their first mowing and treatment with one area of concern. Erosion on the Olympus storm pond needs attention. We will observe the sprinkler system to see if coverage is adequate for the vegetation.

ALS is repairing bioswales per our schedule which involves replacing the sod. This project be done in late summer or early fall to avoid summer heat.

Bill Mosley reported that ALS did crack weed control on our common area property. He is also submitting a \$1300 budget request at the next board meeting for utility rate increases effective in 2025. Puget Energy delayed 2025 rate adjustments until 2025, after the HOA annual budget was approved in November. There was an initiative on the November ballot impacting Puget Energy rates which was subsequently defeated.

Dan explained the 2026 budget process and research he can do to set the table for contractor negotiations. Bill Mosley reported ALS does not plan to have an increase for 2026. However, Bill Mosley ask that Dan continue research on landscaping services pricing for 2026. Everyone was advised to start talking with contractors and looking at budget needs for 2026. We expect our budget process to begin in June.

Bill McClanahan gave a great presentation on stormwater management within the HOA. This is a multifunction system that incorporates storm sewers, catch basins, proper drainage and flow to sewer lines and storm ponds, bioswale maintenance and proper filtering.

Around the room discussion: we discussed opportunities for survey questions. Nothing definite was proposed but people will start thinking about survey questions.

There being no further business that committee meeting was adjourned at 4:10 PM.

Dan Weiss, Recorder



Indian Summer HOA 2025 Pet Committee

May 2025 - Meeting Minutes and Report

Meeting held at 1:30 p.m., Monday, May 5, 2025, at Chamber Park

Attending – Doug Allen, Jan Boselly, Maggie Hawkinson, Linda Peckler, Nancy Watkins, Chair and Gordon Jackson Board Liaison

A meeting of the ISHOA Pet Committee was held at Chambers Park during a Puppy Party.

Approval from the ISHOA Board is requested for Maren Turner to join the ISHOA Pet Committee.

The Pet Committee is in favor of having more “Yappy Hours” for pet owners on summer evenings where attendees bring their pet and favorite beverage to the Puppy Party...party time will be 4:30-5:30. Weather permitting, the Puppy Party Host for each month will determine the dates.

Committee voted to create a “**Swap Meet**” event **at Chamber Park on Saturday, June 7th** for neighbors to exchange dog gear, unused treats and other items. At the same event, pet sitters and dog walkers will be invited to meet with attendees. A donation box will be displayed to build a fund for the purchase of portable dog obstacle course equipment that may be used at special Puppy Parties in the future.

All agreed that developing a questionnaire for dog owners to express their thoughts and ideas for future events and activities would be helpful. Nancy will create a questionnaire and have committee members review it before it is sent out to our ISHOA dog owner list.

- Committee Hosts for future Puppy Parties
 - Linda Peckler – May
 - Janet Boselly – June
 - Missy Bartlett – July
 - August – TBD
 - September – Maggie and Nick Hawkinson
 - October - TBD
 - Maren Turner – summer evening Puppy Parties for LARGE dogs



Indian Summer HOA

Security Report

April 2025

The Security Committee would like to do a Resident Survey. We would like the board to approve of us moving forward with this survey. We will write our survey questions and ask the board to have them sent out to the homeowners. (The same as was done for the Event Survey.)

- **What does the community want???**
- In the Event Survey that was done several weeks ago, in which they received 96 responses, 25 of those responses used words such as: (Many used multiple times)
 - **Security**
 - **Safety**
 - **Secure**
 - **Safe Environment**
 - **Security Gates**

Gates:

Troon gates are	1 & 2
Bellavita Gates are	3 & 4
Rainier Gates are	5 & 6
CWT gates are	7 & 8, 9 & 10,
Pedestrian gates	11 & 12

Rainier exit gate repaired on 4-14-2025.

The sensor/edge on the Pedestrian Gate was bumped after just being replaced in March and the gates were not closing. They were able to replace the sensor with this repair.

The BellaVita entry gate was hit by an unknown vehicle, we were not able to obtain license plate numbers from either the vehicle or the trailer it was towing. It was repaired on 5-14-2025.



- Gate 9 motor is beginning to show signs of wear and failure, and it is recommended to replace before complete failure of component.
- We have had two random acts of attempted destruction at the CWT
 - The gates edge on #12 had been tampered with, Guardian made a new connection and put the resistor back on in place on the edge and all is well now.

- Got a phone call that the keypad at gate #11 was on the ground, someone had taken a screwdriver to it. Put it back in the holder and it is working for the time being. \$800.00 to fix

Comcast Business

- We will be getting 150/50 M.
- Currently we have 12/5 M.
- Have contacted them and told them we are interested in having Fiber Optics

Traffic Logix

- Working with them on several issues
- \$4900.00 for the renewal for 2 radar Cameras??
- 3rd Camera after it is commissioned.
- Onsite Commissioning \$2592.31

Cameras:

John Peterson came down and he met with the Board and the Security Committee. It will be very expensive, and further discussion is necessary as we figure out how to move forward into the future. The Security Committee feels the survey will be of help.

Guard House:

Address- Numbers on building (Thank you to Ward Forrer from the Maintenance Committee!!!!!!!!!!)



- Job description as per the guards
- Skyline trained both guards on the computer program, cameras and pulling footage (\$1025.70)
- New Roof on Guard House should be finished this week. The cost will be covered by the Reserves. \$3250.00 (Approved by the board at the March Meeting.)

Pending:

Will put **No Solicitation Signs** at each entrance.

- Identical signs at all three gates, right now, they are only at Rainier and Bellavita

The Security Committee Meetings:

We are still working on a consistent date and time for our meetings.