



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, July 21st, 2025
Meeting Time: 5:30 PM
Meeting Location: Indian Summer Clubhouse and on Zoom

Meeting Minutes

1. Call to Order – David @ 5:31pm
2. Roll Call: MaryAnne Lindeblad, Bill Moseley, Gordon Jackson, Janet Charles, David Skinner
VIS – Nicole Eby, Bella Stupina, See sign in sheet; Zoom: Susan McColley
3. Approval of the Agenda - **Motion to approve 1st Gordon, 2nd Janet, All 5**
4. Approval of the Minutes from the Board Meeting of June 16th, 2025 – **Motion 1st Janet, 2nd Bill, All 5**
5. Treasurer's Report – Attached
6. Homeowners' Forum (20 Minutes) –
 - a. Speeding Concerns – Dick Garrett
 - **Resident Dick Garrett** raised concerns about ongoing speeding issues and questioned the Board's lack of action despite previously submitted data.
Board Response:
 - **Janet** noted the Board has no enforcement authority.
 - **Dave** explained that as private property, law enforcement cannot intervene without a formal contract; prior sheriff contracts resulted in only warnings and limited presence.
 - Physical deterrents (speed bumps, chicanes, traffic circles) were discussed; concerns raised about light disturbance and homeowner complaints.
 - **Dick** thanked residents who drive responsibly and shared that the sheriff declined involvement on an individual basis.
 - **Bill** confirmed past sheriff contracts were short-term and minimally effective.
 - **Dick** also noted the Board had agreed to consult legal counsel but never followed up
 - **Dave** responded it will be added to the next work session agenda.**Additional Resident Input:**
 - **Mary Weiss** cited speeding on Troon/Prestwick.
 - **Melissa Watkins** pointed out the stretch from The Links at the Trail to Rainier Rd has no speed bumps.
 - **Carole DiFlippi** observed current speed bumps are helping based on personal observation.**Action Item:** Speeding and potential solutions to be discussed further in the upcoming Board work session.

- b. Fin 07 Questions– Mike Brauser
 - Mike mentioned that this was approved at last month’s meeting and should have been sent out for homeowner review for 30 days
 - Dave – Stated Board didn’t meet this deadline, but they will get this out

7. Committee Briefings

- a. Ad-Hoc CC&R Rewrite Committee: Mike Brauser, Chair -Attached
- b. Architectural Review Board: Linda Kaszycki, Chair – Attached
 - 80 Applications for 2025
- c. Communications : Kathie Torgison, Chair – Attached
 - New web site – 800 views in 10 days
 - 182 unique visits – 1st time views
 - Tuesday July 29th – New Resident get together, finalizing plans
- d. Social Committee: Janet Charles, Board Liaison
 - Picnic details
 - Should have Hawaiian menu this week with vegetarian options
 - Reminder to be sent out about August 11th being last day to sign up
 - Garage Sale being handled by Judy Weeks
 - Asked Communications about posting survey results to new website
- e. Finance Committee: Roselyn Marcus, Chair – Attached
 - Working on revising FIN 05, should have in a month or two
- f. Maintenance Committee: Jeff Gochenour, Chair – Attached
 - August 4th starting the process to move the Tenby fence
 - Temporary fence will be up before final fencing
 - Letter out to residents to coordinate extension of side fences with contractors
- g. Nature Preserve: Cal Early, Chair
 - Last quarterly meeting May 7th
 - June 14th work party
 - Next meeting August 3rd
- h. Pet Committee: Nancy Watkins, Chair – NO update this month
- i. Security Committee: Jeanne Johnson, Chair – Attached
 - Bellavita/Rainier gate cameras keep going down due to poor WIFI – need Board’s direction
 - Vandals on trail – broke off cameras
 - Troon gates have a failure to communicate for the 1st time
 - Locked open until repair that is scheduled on Friday
- j. Compliance Committee: (Vacant; BOD acting as committee) – NA

8. Unfinished Business: Action, Discussion, Information

- a. **Our current contract with VIS Management expires at the end of the calendar year 2025. The Board issued a Request for Proposals on June 13 to current and potential management contractors. Proposals were due July 15 and 5 were submitted. The Board will hold closed meetings to consider and determine which management organizations to interview. When the successful bidder is selected, the board will establish a new contract to be in effect January 1.**

9. New Business

Discussion/Information

Action Items

- a. **Indian Summer Golf Club has asked us to remind residents that, for safety reasons, non-golfers and pets are not allowed on the course or cart trails. Also the option social membership option for residents remains open through August.**

10. Board Member Comments

- Gordon – reminder everyone that the Board members are on other Boards elsewhere and Indian Summer is different as they discuss solutions in work sessions and then add to the next Agenda or send out to the Community
 - Dave – Board is in a busy time with a lot going on with CC&R/Bylaws rewrite, 2026 budget and Management contract BIDs
- b. Good of the order
 - c. President's closing remarks
 - d. Notice of next month's board meetings
 - Board working session – Monday, August 4th @ 5:30PM, Club House (open)
 - Board Meeting – Monday, August 18th @ 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 6:26pm

Sign In Sheet

Date

7/21/25

Name	Address	Do you wish to speak during homeowner comments? (Each owner will be limited to 3 minutes)	
Clark Garrett	4310 Prustwick		
Jeanette Johnson	6919 Fairview		
Ruthie Johnson	3903 Prustwick		
Linda Self G	3914 Prustwick		
Alegra Mathias	4502 Prustwick		
Pharous	6501 Portenau		
Terriane Price	4318 Prustwick, 7m		
Gary Gaudet	4727 Tenby Ln SE		
John Stone	3846 Prustwick Ln SE		
Nancy Weiss	4322 Prustwick		
Carol Decker	3648 Kinsale		
Alan Kurlle	11		
Jeff Mats	6542 Leavenworth Ave SE		

Indian Summer Home Owner's Association

Board Financial Snapshot

Date : Jun-25

	Current Month	Actual to Date	Budget	Variance	Comments
Income	\$ 55,762	\$ 329,130	\$ 690,205	\$ 361,075	Dues, Fines, \$15345 Carryover
Operating Expenses					
Security	\$ 3,956	\$ 61,478	\$ 138,977	\$ 77,499	
Maintenance	\$ 10,428	\$ 96,047	\$ 210,495	\$ 114,448	
Administration	\$ 5,217	\$ 48,709	\$ 129,445	\$ 80,736	VIS Mgt/Services, Insurance, Legal
Community Liaison(Social)	\$ 675	\$ 764	\$ 9,434	\$ 8,670	
CCR Rewrite	\$ 2,605	\$ 4,880	\$ 14,971	\$ 10,091	
Pets	\$ 726	\$ 1,765	\$ 2,973	\$ 1,208	
Communications	\$ -	\$ 267	\$ 2,200	\$ 1,933	
ARB	\$ -	\$ -	\$ 1,700	\$ 1,700	
Nature Preserve	\$ -	\$ -	\$ 561	\$ 561	
Contingency	\$ 600	\$ 600	\$ 8,500	\$ 7,900	
Total Operating Expenses	\$ 24,207	\$ 214,510	\$ 519,256	\$ 304,746	
Reserve Fund Transfer	\$ 12,967	\$ 77,802	\$ 155,604	\$ 77,802	
Total Net Expenses	\$ 37,174	\$ 292,312	\$ 674,860	\$ 382,548	
Net Total /(Loss)	\$18,588	\$ 36,818	\$ 15,345	\$ 21,473	
Assets					
- Savings		\$ 26,513			
- Investments		\$ 1,027,846			Rockefeller (Reserve Fund) Increased by \$1000 Includes Petty Cash
- Acct's Receivable		\$ 4,695			
- Operating Checking		\$ 158,536			
Total HOA Assets		\$ 1,217,590			
Reserve Fund Expenses		\$ 20,121			Concrete Repair, Gates, Guard House Roof

CC&R Rewrite Committee

On July 7, the Committee briefed the Board on all its recommended revisions to the current CC&Rs and Bylaws. The Committee is currently working to resolve a number of issues raised by Board members during the session.

MEETING MINUTES

ARCHITECTURAL REVIEW BOARD (ARB)

Date: JULY 10, 2025

Time: 10:00

Meeting called to order by: Linda Kaszycki

In attendance

Linda Kaszycki, Linda Forrer, Margaret Holm and Judy Maretta

REPORTS

- ARB applications increased due to Summer season and warmer weather. New applications received and processed for roofs, tree removals, pavers, decks, landscaping, exterior painting and home repairs.
- ARB is current in processing new applications and final inspections
- New business
 1. New Build on Turnberry status –exterior walls siding installed
 2. VIS summer 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.
 3. Submitted ARB content for pending revised ISHOA.ORG website

MEETING ADJOURNED AT – 11:30

Next meeting

AUGUST 14, 2025

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Communications Committee Report

Jul 15, 2025

- The ISHOA.org website upgrade went live July 10th
 - Melissa Watkins exceeded expectations with the design and flow of the newly released platform
 - All documents were successfully transferred to the new platform with no loss of data
 - Substantial new documents, photos and user-friendly forms were added
 - Abundant new space is now available as well as archive storage
 - Contacted all HOA clubs & Golf Course mgt requesting updates or additional information for the website
 - Committee chairs are urged to email me a copy of their monthly reports to upload onto their respective portion of the website, using ishoawebsite@gmail.com

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- RSVP for the Aug 10th picnic was announced via E-Blast and Hot News, and residents were directed to use the new website to RSVP
 - 60 sign-ups in the first 4 days
 - Melissa programmed the RSVP form to tabulate the totals for food ordering and name tag preparation

- Replaced all in-ground informational sign holders with new pvc pipes with caps. All sign frames were refurbished and all materials & labor were donated by Gary Torgison
- Sent out 3 SMS advisories since last report:
 - Gatehouse closure for Federal holidays Jun 19 & Jul 4
 - Gate maintenance on all gates for Jul 15
- Posted HotNews, E-Blast and Board Meeting signs as needed.
- Updated Resident Directory on website as of 7/5/25
- 49.8% of budget used so far.
 - \$300 yearly host website platform fee paid 5/23/25
 - \$240 quarterly SMS fee paid 5/23/25

Many thanks to Melissa Watkins, Mary Weiss, Jim Zopolis, Julie Brown, Nancy Watkins & Gary Torgison for all their time, expertise and assistance!!

Kathie Torgison, chair

INDIAN SUMMER FINANCE COMMITTEE MEETING MINUTES
JUNE 17, 2025

Call to Order. The meeting was called to order at 1:30 pm

Attendance. In attendance:

- Roselyn (Ro) Marcus, Chair
- Todd Lindley
- Steve Severson
- Bill Moseley, Treasurer

Absent: Terese Dwinal

Chair's Report. The Chair reported on the Board meeting and the approval of the updated financial policy, FIN-07. The audit that is in process was also discussed, including the need for an after action meeting to inform the changes that need to occur before next year's audit.

Updates.

- 2026 budget process - budget instructions were sent out, reserve and budget request worksheets would be provided the following week and a work session with the board needs to be scheduled. There was a discussion on the income assumption used for the reserve account. The Committee's investment liaison will talk to the management firm to seek its recommendation.
- Reserve Study - on hold until we receive the reserve account requests, which are due at the end of June.

Unfinished Business. The next policy update is for FIN-05, Reserve Replacement Account. There was a good discussion on possible changes and providing greater flexibility to the board. An updated draft will be sent to the committee for review and further discussion at the committee's July meeting.

New Business. A summary of the Finance Committee is needed for the new ISHOA website. A draft was provided, and will be sent to the members for editing. Submission to the Communication Committee is targeted for the beginning of July.

There was no further business from the ISHOA Treasurer or Committee members. The next meeting is scheduled for July 22, 2026 at 2:30 in the clubhouse.

The meeting was adjourned.



MAINTENANCE COMMITTEE BOARD REPORT

July 8, 2025

Committee members: (*= unavailable for this meeting):

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

OPENING COMMENTS:

- The opened and followed the standard agenda noted below:

AGENDA	
Maintenance Committee Meeting	
7/8/2025 (3:00 to 4:30)	
o	Contracted Work List Review (20 Mins) - Team
o	Status ongoing, review completed & upcoming Projects.
o	Project List Review (30 mins) - Team
o	Review of Active Administrative Projects
o	Review of Active Stand-Alone Focal Projects
o	Performance to Budget (5 mins) - JAG
o	Invoice Tracking, performance to budget
o	VIS Financials (reconciled)
o	Reserve Funded Projects Status (15 mins) - Focal
	(Title, Description, Reserve Study details, Cost)
o	Swale upgrades Phase II (BM)
o	Lacey Neighborhood Grant (DW)
o	Group discussion (10 mins) – JAG
o	Gate House Water
o	Long term landscaping plan & incorp into the Reserve Study
o	2026 Budget & Reserve status
o	RFP Questions??
o	Community turf issues (roots, crab grass etc.)
o	9's enough (SHOW Goup, Aqua man)
o	Irrigation Job Description
o	Around the Room (5 mins)
o	Adjourn

- It was noted again that Ward Forrer will be leaving the committee at the end of 2025 and that we will need to begin the search for an irrigation focal. JAG advised that a job description was sent to the communication committee for dissemination to the community to solicit volunteers

CONTRACTED WORK REVIEW:

Landscape Maintenance Contract (BM)

- * With the Holiday, July was noted as a slow month for maintenance
- * ALS will conduct their required quarterly site walk through with Bill and JAG at which time a review of several areas will occur to discuss required maintenance (misc. pruning at the Rainier entrance, etc.)
- * Bill has confirmed ALS's 2026 contract will remain at the current amount
- * ALS will provide be asked to provide a budget estimate for annual dump site clearing
- * We discussed the need for better management at the dump site; however, it was decided not to address until we have more bandwidth.

Irrigation Maintenance (WF):

- * It was noted that the planter at hole 6 has been irrigated, the planter at the starter house will not be irrigated (no source located), however the planter at the nature preserve bench and Trophy Tee signage will be irrigated as soon as Ward is able to scope the project with Stark & Son's.
- * Ward was requested to increase the watering times at the new Troon swales to address the new sod used in the Troon swale rejuvenation project.
- * Ward is continuing to determine the viability of a new irrigation contractor for 2026. He is waiting for a response from 2 contractors.

Street Sweeping (TJ):

- * 2nd (of 4 scheduled) sweeps was completed on 6/28 in prep of the 4th of July holiday
- * It was determined to save the last 2 sweeps for the Fall and utilize ALS spot cleaning if necessary
- * Tim *obtained 2026 pricing*

Backflow Testing (TJ)

- * Completed & invoiced
- * 1 repair completed and included in the testing amount
- * Anticipate slight increase in pricing for 2026

Storm System (Catch Basins) (BMc)

- * Work completed and invoiced (under budget)
- * 2026 estimate cost determined and will be included in the 2026 budget

Storm Systems (Swales) (BMc)

- * Phase II swale work has begun (accelerated due to contractor's schedule) and will complete week 7/7



- * Dan will provide Phase 3 costs to include in the 2026 Reserve study
- * We will increase the watering schedule to address new sod.

System (Retention Pond Maintenance) (BMc)

- * Discussed need for Kinsale pond maintenance. 2nd pond mowing should occur within the next 2 weeks
- * 2026 pricing will remain the same

Planter Maintenance (NW)

- * In addition to the maintenance responsibility of all our planters (14), Nancy Watkins was given, the maintenance responsibility for the gate Islands (3), the center island tips (Yelm entrance), Barker's Garden Beds, as well as the bed area in front of Chambers Park and around the Links signage just outside of Chambers Park.
- * Nancy will continue to monitor Islands and planters to make sure irrigation is working
- * Nancy will provide an estimated cost and Fall plant plan for committee review
- * Nancy and Ward will continue to coordinate all planter irrigation issues.

MISC. STAND-ALONE PROJECTS:

Fence Line Clearing

- * All fence line clearing scheduled for 2025 Completed & invoiced
- * Guy will determine plan and estimate for 2026 for reserve input

Nature Preserve Clearing (RO)

- * Rich will develop a long-term plan and estimate for the NP frontage

Handyman Services (GG):

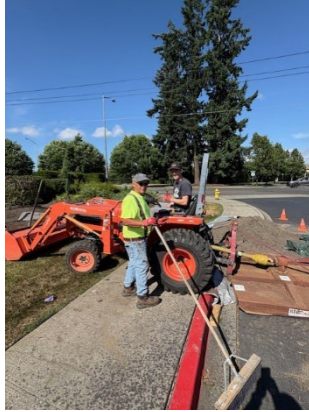
- * Gate Lighting: Guy will review other potential solution for better gate lighting and relocation of accent landscape lighting.
- * Guard House water: cost determined. Process to address reimbursement underway
- * Sidewalks: Olympia Construction completed all new panel replacements. No grinding anticipated for 2025 and limited for 2026. Grinding will be assessed annually to determine need. Replacing concrete panels is a priority.
- * Sidewalk & Gutter Cleaning. Dan is investigating use on “wet & Forget” as a solution to cleaning of HOA walks and gutters in front of HOA common property. Dan and Guy will help shape a long term plan for sidewalk cleaning.

Miscellaneous Projects

- * Crack Sealing: Road Cracks Kinsale: Bill will address crack sealing later in the year Ashbourne & Fairway at Seven issues will also be reviewed at this time
- * Street Light Replacement Plan: Discussed need for a plan on when streetlights are replaced so we get a consistent “look and feel” throughout ISHOA. Tim Johnson will be assigned next meeting
- * Island Maintenance (& Barker Garden): We have a need for contractor; Brian Stark will do it one time and provide a cost estimate for 1 x mo. Once we have an estimate, we will compare cost to ALS to help determine how best to accomplish the work.

Lacey Neighborhood Grant Project (DW)

- * Work is nearing completion, with no budget concerns at this time. Final application of mulch is pending and should be completed by week 7/14 (MANY THANKS to Kyle Shrader for the use of his tractor and Rich O’Connell and Dan Weiss for the design and their time!



Misc. Projects:

- * Cost Reduction Exercise: continued newly documented process with several low hanging fruit cost ideas implemented. Work will continue as time permits
- * Maintenance Plans for all Assets: In work. Recently I completed planter Maintenance. Balance, will be completed as time permits
- * Annual Meeting Story Boards: will be completed as time permits
- * Update maps and Vis Portal: will be completed as time permits
- * Long-Term Landscaping plan: a long-term plan for common area landscaping was discussed. JAG and BM will meet with ALS to see if they are a viable option. This would be used for the reserve study, Team to determine the best option and present to board

- * Good Neighbor Project: at the request of our board Liaison, we met to review options to enhance the appearance of our community by working with the golf course. It was determined that we will identify potential Projects (i.e. pump pond on Hole 6, stand of dead trees in front of the corner restrooms, the small bed to the right of the Bellavita gate island, etc.), and determine the cost to implement, and then present this list of shovel ready projects to the board to prioritize and determine if we want to work with the golf course to implement. A list has been developed, and we are currently working to obtain estimates to complete.
- * 2026 Budget Prep and Reserve Study Input: We reviewed our draft 2026 budget and developed a list of potential 2026 projects. A meeting was scheduled for 7/9 to refine, so we can turn it in ASAP
- * Community Sprit & Volunteerism: It was noted that both the Maintenance Committee and Ward Forrer as an individual have donated to the ladies Golf member/member event. Below signs will be placed at holes during the tournament. Our hope is to generate volunteer interest and community spirit



2025 PERFORMANCE TO BUDGET: *BELOW ARE 2025 AMOUNTS BASED ON INVOICES RECEIVED AS OF 7/8/2025.*

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 areas of concern and are working to manage costs. We don't expect any year end issues at this time.

Maintenance Codes		Budget	Accumulated	Delta
400920	Electric (from VIS Reporting)	21,300.00	10,729.65	10,570.35
400910	Water (from VIS Reporting)	29,000.00	48.32	28,951.68
401000	General Maintenance	28,495.00	21,888.62	6,606.38
401001	Street Sweeping	4,000.00	2,105.02	1,894.98
401098	IRRIGATION & REPAIRS	15,000.00	5,359.83	9,640.17
401100	Contracted Landscape Maint	93,000.00	54,175.38	38,824.62
401360	Catch basin Cleaning	8,500.00	8,073.44	426.56
401362	Storm Pond Maintenance	12,500.00	4,161.00	8,339.00
			0.00	0
TOTALS		211,795.00	106,541.26	105,253.74



Indian Summer HOA

Security Report

June 2025

The email set up for Security is ishoa.sc@gmail.com

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

- Gate 9 motor is beginning to show signs of wear and failure, and it is recommended to replace before complete failure of component.
- Key Pad at Gate 9 (coming from hole 6th) has had dead batteries 2 x. This is the key pad that was vandalized. Went ahead and had it replaced
- Operator at Gate 7 has an issue with the Gear Box, a trilling tick coming from the gear box when it is in motion. Here is quite a bit of play in the top gear box which causes the gates to not align properly.

Cameras:

- Nothing new to report

Guard House:

- New Roof on Guard House was finished last week. (June 4th) The cost will be covered by the Reserves. \$3250.00 (Approved by the board at the March Meeting.)

Pending:

The Security Committee Meetings:

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