



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, September 15th, 2025
Meeting Time: 5:30 PM - **Corrected**
Meeting Location: Indian Summer Clubhouse and on Zoom

Meeting Minutes

1. Call to Order – David
2. Roll Call: All Board members present, See sign in sheet
3. Approval of the Agenda – **Motion to approve 1st Janet Charles, 2nd MaryAnne, All 5**
4. Approval of the Minutes from the Board Meeting of August 18th, 2025 – **Motion 1st Bill, 2nd Gordon, All 5**
5. Treasurer's Report – Attached
6. Homeowners' Forum (20 Minutes) –
 - a. Mary W. Inquired about management contract
 - David reported the process is underway and the Board will report when it is finalized
7. Committee Briefings
 - a. Ad-Hoc CC&R Rewrite Committee: Mike Brauser, Chair – **Committee on Hold**
 - b. Architectural Review Board: Linda Kaszycki, Chair – Attached
 - c. Communications : Kathie Torgison, Chair – Attached
 - d. Social Committee: Janet Charles, Board Liaison –
 - Janet referred to the September report accidentally included in last month's packet.
 - e. Finance Committee: Roselyn Marcus, Chair – Attached
 - f. Maintenance Committee: Jeff Gochenour, Chair – Attached
 - g. Nature Preserve: Cal Early, Chair - Absent
 - h. Pet Committee: Nancy Watkins, Chair – Attached
 - Discussion – Jeff will contact Lacey Parks regarding next steps
 - i. Security Committee: Jeanne Johnson, Chair –
 - Working with Maintenance committee to complete painting the guard house
 - j. Compliance Committee: (Vacant; BOD acting as committee) –
 - David reported there was nothing out of the ordinary last month
8. Unfinished Business: Action, Discussion, Information
 - a. **BOD and Security Committee plans for assessing and addressing speeding issues within the community.**

- David and Jeanne report on Committee plans to address speeding in the neighborhood. Jeanne has connected with Traffic Logic to see about getting volume and speed data from the speed cameras. She will also provide David with access to the program. Art is working on getting speed display signs. It will cost \$1.675 to place 6 around the neighborhood for 1 week, counting volume and speed.
- The committee will be meeting to brainstorm ideas for the educational campaign, utilizing successful public health campaign models.
- One suggestion was to replace neighborhood stop signs with signs with flashing lights. A concern was raised about potential health impacts of flashing lights (seizures).
- Other suggestions or concerns mentioned were:
 - 1 People walking or riding bikes in the street. Recommend reminding people to use sidewalks or walk against the traffic.
 - 2 Consider reducing speed limits on narrower streets.
 - 3 Include golfcarts in the education campaign regarding speed and crossings
 - 4 Add speed limit reminder to all eBlasts.

9. New Business

Discussion/Information

- a. **The November 17 Annual Meeting will be at 7:00 pm in the Clubhouse, including Board election. The Nominating Committee is seeking one additional member. There will be three open positions. Residents encouraged to serve on the board. Those seeking to for office can notify Janet Charles: j.jackson.charles@gmail.com.**
 - Janet reported she has invited 12 people directly and 3 have agreed to participate. It would be good to have one or 2 more.
 - Jeanne reminded the group of the timeline set in the by-laws: nominations need to be closed by the end of September to allow for printing, distributing and processing of ballots in time for the November 17 BOD meeting. That will be a challenge.

Action Items

10. Board Member Comments

- a. Good of the order
- b. President's closing remarks
- c. Notice of next month's board meetings **(open to residents) – Seasonal Time Change**
 - Board working session – Monday, October 20 @ 3:30PM, Club House (open)
 - Board Meeting – Monday, October 6th @ 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) -NONE

12. Adjournment: Dave 6:30pm

Date 9/15/2025

9/15/2025

Name	Address	Do you wish to speak during homeowner comments?
		(Each owner will be limited to 3 minutes)
Cristi Skinner	4016 Muirfield Ln. SE	No
Mary Weiss	4303 Prestwick Ln SE	Yes
Linda Jeff G-	3914 Prestwick	No
Dick Garrett	4320 Prestwick	
Kathie Torgerson	3903 Prestwick	
Garnie Johnson	6919 Fairway Lane SE	No
Jessame Price	4318 Prestwick Ln SE	No
Shirley Nelson	4310 Crestview Dr	Yes
Nancy Watkins	6504 Teeon	
Billy Haring	4302 Preston	No

MEETING MINUTES

ARCHITECTURAL REVIEW BOARD (ARB)

Date: SEPT 11, 2025

Time: 10:00

Meeting called to order by: Linda Kaszycki

In attendance

Linda Kaszycki, 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 painting in process & driveway poured
 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. Reviewed and rejected one application for CCR non compliance issue
 4. Discussed need for new updated HOA approved Sherwin Williams paint schemes and best format going forward. Hard binders are not ideal for the long run due to pages missing, limited options, outdated colors etc. Linda K will meet with SW representative to discuss possible options.

MEETING ADJOURNED AT – 11:30

Next meeting

OCTOBER 9, 2025

.



Communications Committee Report

(Aug 14 - Sep 10th, 2025)

- Website usage last 30 days
 - 716 views, with 240 unique users
 - 307 total residents signed up for SMS
 - Maintenance reports via website are currently requiring manual queuing by Melissa to Jeff. She is working to resolve.
- Sent out 3 SMS advisories & posted in HotNews & on home page
 - Garage Sale information
 - 2 Rainier gate updates
- Posted: Signs for HotNews, and Board Meeting as needed.
- Indian Summer Neighbors FB page updated when SMS is sent
- Resident Directory updated
- New Resident Welcome – 2 new volunteers Christy Skinner and Julie Curley
 - Christy Skinner was to meet with outgoing volunteer Mary Weiss but Mary had to cancel. Christy was apparently out of town as well.
 - I met with Julie and explained the process
 - Julie delivered Welcome Packets to 4 new owners
 - We will have several more new owners in the next few weeks
- No expenses this time period.
- New business: Need to have Board formally approve Julie Curley to my committee and Christy Skinner as backup when she is in town.

Kathie Torgison, chair

INDIAN SUMMER FINANCE COMMITTEE MEETING MINUTES
AUGUST 19, 2025

Call to Order. The meeting was called to order at 2:30 pm

Attendance. In attendance:

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

Absent: None

Rockefeller Capital Management Report/Update. Dennis Bloom and Janelle Cromwell, Rockefeller Capital Management, attended the meeting to provide an update on the HOA reserve account portfolio and to discuss the implementation of the updated FIN-07 policy that increases the percentage of funds that can be invested in equities and changes the requirements for fixed income investments. The committee discussed the HOA's needs and vision, reserve study, new process to interact with RCM going forward. RCM discussed options for process, investment and their information needs to enable them to meet our needs. Outcomes of the discussion are:

- The process will be documented and approved by RCM and the Committee
- Selected information from the reserve study will be provided to RCM.
- Accounts will be reorganized to match new policy and process.

RCM also reviewed the investments and their performances. The portfolio is doing well.

Updates.

- 2026 budget process - An update was provided.
- Reserve Study - The site visit occurred in the morning. It went well. Dates were confirmed for when the initial draft would be received.

Treasurer's Report.

- The Treasurer gave an update on the application for tax exempt status. Bill has submitted the information for the appeal regarding the late filing. We are in a wait status
- There is a need for a contract template. There is no uniform procedure for HOA contracts, taking the form of work orders, vendor agreements, etc. The HOA should be driving the contract document that will be signed. The committee will look at preparing a template.

There was no further business from the ISHOA Treasurer or Committee members. The next meeting is scheduled for September 23, 2025 at 2:30 in the clubhouse. The meeting was adjourned at 4:05 pm.

The meeting was adjourned.



MAINTENANCE COMMITTEE BOARD REPORT

September 9, 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/ Gerald
Hamilton and Gordon Jackson (Committee Liaison)

OPENING COMMENTS:

- The meeting opened and followed our standard agenda noted below:

AGENDA	
Maintenance Committee Meeting	
9/9/2025 (3:00 to 4:30)	
o	Contracted Work List Review (20 Mins) - Team
o	Status ongoing, review completed & upcoming Projects.
o	Action Items List Review (30 mins) - Team
o	Review of Active Administrative Projects & Action Items
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	ISHOA Incident Reporting Plan (Home - Indian Summer HOA)
o	Tenby Fence Line Relocation
o	WeatherTrak to Hunter Conversion
o	▪ Chehalis Trail/ Conversion / SG
o	▪ Chehalis SG recommendations
o	Long term landscaping plan & incorp into the Reserve Study
o	Stom Pond Inspection and non-compliance issue status – Bill
o	▪ Catch all
o	▪ SPNW
o	Water off date
o	Landscaping contract changes (2026- GC adds?)
o	Around the Room (5 mins)
o	Adjourn

CONTRACTED WORK REVIEW:

Landscape Maintenance Contract (BM)

- * ALS continues their routine maintenance tasks
- * They will be removing the debris pile in front of the nature preserve and pruning the beds on the Rinier entrance side this month.
- * They removed the fallen apple tree on Fairway at Seven
 - * Note: Fence damage will be filed against Thurston County
- * We discussed the existing contract and determined there may be some changes required

Irrigation Maintenance (WF/GH):

- * Chehalis Trail WeatherTrak Controller has been replaced with a Hunter smart controller (work was done by Sprinkler Geeks in lieu of ALS for various reasons).
- * The turf area controlled by the Chehalis controller is an area we are looking at closely.
- * We have an estimate to adjust the heads for better coverage in that area and will implement changes if needed.
- * Training for the new irrigation focal continues

Street Sweeping (TJ):

- * It was determined to save the last 2 sweeps for the Fall. One may be cancelled if we end up with budget issues

Backflow Testing (TJ)

- * Completed & invoiced

Storm System (Catch Basins) (BMc)

- * A recent inspection by the City of Lacey noted deficiencies with 5 of our Lacey catch basins and one of our storm ponds
- * Catchall (catch basins provided a cost of ~2.2 k to address the catch basin cleaning and contends cleaning of these “type 2” catch basins is not in their SOW. Negotiations are underway.
- * The Storm Pond changes were determined to be out of scope and will be funded by reserves. Authorization is underway
- * Both companies are currently working with the Lacey inspector to understand and correct these deficiencies and determine schedules.

Storm Systems (Swales) (BMc)

- * Phase II swale work has been completed week 7/7 and has been invoiced. Water schedules were increased to support the new sod

System (Retention Pond Maintenance) (BMc)

- * See above

Planter Maintenance (NW)

- * In addition to the maintenance responsibility of all our planters (14), the planter maintenance committee 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 contracted with Stark and Sons to do this maintenance quarterly. Maintenance was recently completed. Nancy will continue to monitor Islands and planters to make sure irrigation is working and islands are maintained
- * The Fall plant plan is in work and when finalized the estimated cost will be developed and coordinated with the maintenance committee budget
- * Nancy and irrigation will continue to coordinate all planter irrigation issues.

MISC. STAND-ALONE PROJECTS:

Handyman Services (GG):

- * Tenby Fence line relocation: a new handyman was hired for finishing the Tenby fence line move and recently completed removing the old fence posts.

Miscellaneous Projects

- * Crack Sealing: Estimates are being requested for crack sealing and asphalt repairs At Fairway at Seven. When received, they will be reviewed and work scheduled. Note repair work at Ashbourne was determined to be too expensive and a design flaw when the community was developed and dropped from the MC work statement.
- * Street Light Replacement Plan: Discussed need for a plan on when streetlights are replaced so we get a consistent “look and feel” throughout ISHOA. Draft plan was completed and will be finalized documented.

Lacey Neighborhood Grant Project (DW)

- * Work is completed and reimbursement requested. Check will be tracked to make sure it ends up in the correct account
- * Long-Term Landscaping plan: JAG met with Watson’s to begin developing a plan for a plan. Once finalized, it will be presented to the board for review and approval. If approved, the design will be completed and incorporated into the reserve study to address over mature landscaping.
- * 2026 Budget Prep and Reserve Study Input: Our 2026 budget is being finalized and will be submitted for Board review on 8/15.

- * ISHOA Incident Reporting Plan: A link has been added to the ISHOA website to facilitate the reporting of maintenance issues sprinkler leaking heads. Etc. Plan is being fine tuned

2025 PERFORMANCE TO BUDGET: *BELOW ARE 2025 AMOUNTS BASED ON INVOICES RECEIVED AS OF 9/9/2025.*

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	12,714.49	8,585.51
400910	Water (from VIS Reporting)	29,000.00	7,386.05	21,613.95
401000	General Maintenance	28,495.00	26,891.29	1,603.71
401001	Street Sweeping	4,000.00	2,105.02	1,894.98
401098	IRRIGATION & REPAIRS	15,000.00	12,628.79	2,371.21
401100	Contracted Landscape Maint	93,000.00	61,914.72	31,085.28
401360	Catch basin Cleaning	8,500.00	8,073.44	426.56
401362	Storm Pond Maintenance	12,500.00	8,322.00	167.30
			0.00	0
TOTALS		211,795.00	323,574.22	67,748.50

NOTE: Below DOES NOT include water or electric since those costs weren't provided by VIS



Indian Summer HOA

September, 2025

Pet Committee

Dear Indian Summer HOA Board,

The Pet Committee would like to request having at least 2 stumps ground down and removed in the Chambers Homestead Site. We believe that there is a safety issue that warrants our request. Our current agreement with Thurston County is attached.

Our ISHOA Puppy Party last Saturday marks the second time a dog accidentally ran into one of the two biggest stumps located in the middle of the park. Fortunately, both dogs and their owners have not been seriously hurt, but the stumps are clearly making light recreation difficult to enjoy in the park. Although homeowners have limits to the activities allowed in the park, the Pet Committee would like to point out that it must be maintained to allow for safe recreation. If dogs are running into the stumps, we believe that most likely other neighbors have also had trouble playing frisbee or other light recreational activities safely.

The Pet Committee asks for the Board's support, co-signature or whatever seems appropriate, by contacting the Thurston County Manager and County Commissioners, to allow for two stumps to be ground down.



RETURN ADDRESS

Document Title(s)

CHAMBERS HOMESTEAD SITE LEASE AGREEMENT
AMENDMENT
NO. 1

Reference Numbers(s) of related documents

Additional Reference #s on page

Grantor(s) (Last, First and Middle Initial)

THURSTON COUNTY

Additional grantors on page

Grantee(S) (Last, First and Middle Initial)

INDIAN SUMMER HOMEOWNERS ASSOCIATION

Additional grantees on page

Legal Description (abbreviated form: i.e. lot, block, plat or section, township, range, quarter/ quarter)

Additional legal is on page

Assessor's Property Tax Parcel/ Account Number



Additional parcel #s on
page The Auditor/ Recorder will rely on the information provided on this form. The staff will not read the
document to verify the accuracy or completeness of the indexing information provided herein.

4359817

Pages: 3

09/17/2013 12:32 pm

Miscellaneous

Thurston County Washington

DEBORAH HASKETT

CHAMBERS HOMESTEAD SITE LEASE AGREEMENT AMENDMENT NO. 1

This AMENDMENT NO. 1 is made by and between Thurston County, a Washington municipal corporation ("Lessor"), and Indian Summer Homeowners Association, a Washington non-profit corporation ("Lessee").

The parties hereto mutually agree that their October 14, 2005 LEASE AGREEMENT for the significant historical and archeological site known as the Chambers Homestead Site (45TN227) within The Links, Phase II Subdivision at 4704 Prestwick Lane, Olympia, WA, shall be amended as follows:

1. 2. MAINTENANCE, Section (c). third paragraph, is hereby amended as follows: The Leased Premises is a preservation site and is not intended for intensive public recreation. No playground equipment shall be permitted at any time. The following activities are allowed:

1. Dogs on leash
2. Neighborhood picnics/barbecues
3. Light recreation (i.e. Frisbee, playing catch, kite flying)

No tree, lawn or soil disturbing activities or equipment are allowed on this preservation site.

11. 13. NOTICE, Lessee contact information is amended as follows:

to the Lessee: Indian Summer Homeowners Association c/o
Vantage Community Management P.O.
Box 8909
Lacey, WA 98509

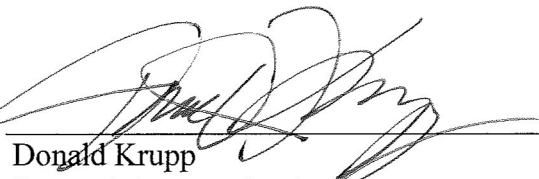
111. Except as expressly provided by this AMENDMENT, all other terms and conditions of the original October 14, 2005 LEASE AGREEMENT remain in full force and effect.

IN WITNESS WHEREOF, THE LESSOR AND LESSEE HAVE CAUSED THIS

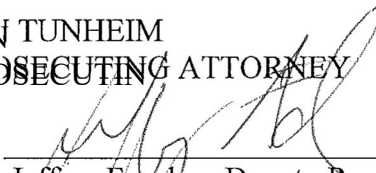
AMENDMENT NO. 1 TO BE EXECUTED THIS July DAY OF July, 4L]ö.

THURSTON COUNTY (Lessor)

INDIAN SUMMER HOMEOWNERS

By: 
Donald Krupp
County Manager for the
County Manager for the
Board of County Commissioners
Approved as to form:

JON TUNHEIM
PROSECUTING ATTORNEY

By: 
Jeffrey A. C. er, Deputy Prosecuting Attorney
Jeffrey A. C. er, Deputy Prosecuting Attorney

ASSOCIATION (Lessee)


Barbara L. Brauser
ISHOA President