

<b>Hilton Lake Homeowners Association Board</b> <hr/> Date: June 4, 2013 Time: 7pm Location: Fire Station	<b>Monthly Meeting Minutes</b>	
	Homeowners Present: Paul Anderson	<input checked="" type="checkbox"/> Jim Brandley (2014) <input type="checkbox"/> Costica Cheorghiu (2016) <input checked="" type="checkbox"/> Rob Leon VP, Vice President (2014) Chair-Landscape <input checked="" type="checkbox"/> Von Kelly, President (2015) <input checked="" type="checkbox"/> Dave Flaming (2015) Chair- Architecture <input checked="" type="checkbox"/> Charlene Lind, Treasurer (2016) <input type="checkbox"/> Corine Wright (2016) <input type="checkbox"/> vacant (2015)

Agenda Item	Topic & Discussion	Follow Up/ Responsible Party for Follow-up
Opening of Meeting	Meeting called to order at 7:10 pm. It was noted that a quorum of the Board of Directors were present.	
Approval of prior meeting minutes	Motion by Ms. Lind, second by Mr. Leon and carried to approve May 7, 2013 minutes.	
<b>Report of Officers:</b> Treasurer	Additional homeowners dues have been received and there are currently 3 homeowners delinquent for 2013 dues. In addition, five homeowners have a lien due to prior year delinquencies and are also delinquent for 2013. The board recommended action be taken to foreclose on lien properties.	Charlene to pursue.
President	Von reported that Verizon has selected a different area for their project. This matter is closed.  Website needs to be updated to remove resigned board members and available positions.	Matter closed.  Von to update website. Charlene to return to Von website book that Rob Marks borrowed.
Secretary	None	
<b>Homeowner Presentation/concerns</b>	None	
<b>Report of Committees:</b>		
Landscape	Rob reported he has been working with the new landscaper. Charlene reported that she has tried to obtain invoices for payment from the new landscaper but they have not provided any. The auditor requires invoices for payment.	Charlene to call Santos again. Rob to pursue as well.
Architectural	Fence issue: Discussion ensued regarding the Lewis property line issue. Their actual property line as determined by a survey is different than what they expected the property line to be	

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	<p>when they purchased the home. The survey had found that a significant area they expected to be their property is common area. At the annual meeting on 3/19 a few homeowners expressed concern over the HOA spending money on legal fees on the issue while a few more homeowners expressed support in defending the HOA ownership of common property against encroachment.</p> <p>.A second legal opinion from a real-estate attorney is being pursued with the law offices of Antoni Froehling. He has experience working with the Lewis attorney. A letter from this law office has been approved by Von and Costica and sent to the Lewis attorney. The situation is being monitored and the Board is awaiting response from the Lewis attorney.</p>	<p>Costica and Von to work with new legal counsel.</p> <p>Obtain possible language from legal for addition to CCRs to strengthen the HOA position against encroachment.</p>
<b>Old Business</b>	<p><b>Lake treatments:</b> Discussion regarding lake treatment and mosquito abatement. Dave noted that Doug Darling of NW Aquatics completed an application on 5/30 and another should occur in 3 weeks.</p> <p><b>Fish Stocking:</b> Discussion ensued regarding status of different varieties of fish that may be considered for planting. Jim reported that the stocking permit was approved and he is working with a biologist. It was noted that \$600 was approved for stocking fish and the recommended fish are bass varieties (bluegill).</p> <p><b>Sign cleanup:</b> Jim reported he cleaned and painted the Hilton Lake Entrance signs on 102<sup>nd</sup>, 104<sup>th</sup> and 107<sup>th</sup>. \$92.37 was approved for reimbursement of supplies to Jim.</p>	<p>Dave to contact NW Aquatics.</p> <p>Jim continuing to pursue.</p>
	<p><b>Pet Waste stations:</b> At the annual meeting a number of suggestions were made by a homeowner. Among those suggestions were that the HOA add dog waste stations to reduce pet waste. Jim Brandley presented information on pet stations. Discussion ensued regarding the location of the pet waste stations. At the April meeting it was decided to add two pet waste stations; one by the tennis court and one by the play area on 102<sup>nd</sup>.</p>	<p>Charlene to order to 2 pet waste stations and contact Jim to assist if needed.</p>

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	Tree removal: Various tree removals were discussed. Rob Leon is working on pursuing other names for removing trees. Von also spoke with a homeowner that had a tree concern.	
<b>Other Business</b>	Garage sales 6/8: Discussion ensued and per past practice a classified in the Everett Herald should be posted and Craigslist ads. Free wood from Cottonwood tree should also be noted.	Charlene to place ads and put out signs.
Meeting adjourned at: 8:35 PM	July 2, 2013 meeting to be at Hilton Lake Fire station	

**Unfinished Business:  
( Not discussed )**

	Homeowner comments sent with dues.	Not discussed
	Explore possibility of adding trees to area along 35 <sup>th</sup> fence line to help screen out noise from auto-traffic.	Request bids / Charlene