

# HILTON LAKE HOA BOARD MEETING MINUTES

Dec 6, 2016 - 7 PM @ Hilton Lake Fire Station

## 1. Call to Order and Roll Call

Board members present & term expiration

President Dave Meythaler – 2018

Vice President Christian Mead – 2017

Secretary Stan Sinex – 2019

Treasurer Rob Marks – 2019

Jade Miller – 2017

Jim Brandley – 2017

Bambie Fontana – 2018\*

## 2. Community member comments

Bambie Fontana – asked to be a Board Member.

## 3. November Meeting Minutes

Unanimous approval

## 4. Treasurers Report

Discussion included, EOY balance of approx. \$6,100,

Cost to remove HOA tree, Water Bills.

Report unanimously approved.

## 5. Old Business

### a. \*Open Board position – consideration of Bambie Fontana

Bambie was unanimously approved and will take the remaining term of a prior board member with a term expiration of 2018.

### b. Landscaping update – new contract?

Jade gave report about new contract with checklist and the landscaper offered to keep prices the same if we would accept a two year contract. Discussion continued about history of prior contracts and the cost of this contract. Agreement was reached to accept the two year offer.

- c. Homeowners Newsletter – dues, roofing requirements, common area tree requests, missing geese deterrent decoys, Roof Request Form (need to finalize content)**

Separate Newsletter will only go out with this year's Annual HOA dues letter. HOA payments by PayPal and fee to use will be clear. Roofing request under development by Dave. Jim asked that dues letter include reminder of the Common Area Request Form regarding problems with vegetation, and Roofing/Architectural Request Form above the return billing section. An additional post card notice of the general meeting would be sent in February. Rob would send final example of dues notice and meeting notice to Board.

- d. Common Area Tree Management Guidelines**

No vote taken to approve Tree Management Guidelines. It was agreed to postpone such a form indefinitely until more experience was gained with currently approved procedures.

- e. Follow-up on documents posted to website.**

All updates are completed correctly.

- f. Follow-up on request from Model Boating Club request to use lake(s) for one day event.** This was approved and Rob will work with them to set a date.

- g. Follow-up on foreclosed Carson home (10422 34<sup>th</sup> Dr) delinquent dues, new owner**  
Rob sent notice to owner.

- h. Follow-up on abandoned/foreclosed Murphy home (10305 33<sup>rd</sup> Ave)**  
Sent notice to lender, CC&R's limit collection with foreclosures.

- i. HOA shed – roof and other issues**

Jade and Rob to focus on repairs and removal of debris, perhaps a work party project in the New Year.

- j. Budget priorities for 2017**

107<sup>th</sup> Playground could be \$3,500 to restore  
Outstanding dues total \$15,000, due to foreclosures and delinquencies. More discussions to follow before General Meeting.

- k. Asphalt Roofing request/approval form – discussion**

Dave to complete form for next meeting.

**I. Work Party planning projects for next year**

Tennis Court reseal, playground updates, Barbie husband can make new decoys. Jim to assist.

**6. New Business**

**a. Letter from Roberto Robles (3420 102<sup>nd</sup>) regarding neighbor's trees (1415 103<sup>rd</sup>)**

Agreed that HOA has no role in private property disputes per CC&R's.

**b. Feedback from dues increase postcard**

Only two members complained – no discussion

**c. Kings Ridge HOA email about proposed Bakerview development**

Development entrance is near "The Point". Jim to attend their Board meeting to gather more information.

**d. Discussion of posting annual meeting minutes**

New State RCW's indicate that General Meeting minutes be Posted within 60 days, not one year. RCW Stan sent will be reviewed by other Board members & CC&R conflicts

**e. "Truce" on Tree Guidelines**

See discussion on Tree Guidelines under Old Business, item d.

**f. Homeowner dues letter to include info from Newsletter**

Discussed under Old Business item c.

**g. Set annual meeting date**

3<sup>rd</sup> Tuesday in March, Stan to go to Fire Station to reserve space for March 21<sup>st</sup>.

**Miscellaneous issues not included in agenda (as time permits)**

**a. Dog waste disposal**

Bambie my volunteer to do this task, on hold until September 2017

**b. Attorney to collect excessively delinquent dues.**

Board to review taking action sooner on delinquent dues

**c. Decoy replacement**

Stan & Jim to follow-up.

**d. Update to HOA email - was accomplished**

**Adjournment**

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