

**Hilton Lake Homeowners Association
Board of Directors (BOD) Meeting
October 5, 2010 at 7:00 p.m.**

- BOD Attendees:**
- Scott Cecile, Treasurer (2012)
 - Ray Delger, VP (2011)
 - Costica Cheorghiu, Landscape Committee (2013)
 - Sheila Jordan, Architectural Committee Chair (2011)
 - Von Kelly, President (2012)
 - Dave Flaming (2012)
 - Charlene Lind, Secretary (2013)
 - Rob Marks, Nominating Committee Chair (2013)
 - John Nist, Landscape Committee Chair (2011)

Homeowners: Don Williams

Opening of the Meeting

The meeting was called to order at 7:04 p.m.

Approval of Prior Meeting Minutes

Motion made by Von, seconded by Scott and carried to approve June, 1 2010 meeting minutes as drafted.

It was noted that the July, August and September meetings were cancelled.

New Business/Comments from Homeowners

- Don Williams reported that an explosion of grass weed appears to have occurred in the north lake near Costica's home. Discussion ensued relating to the type of weed that was growing and what steps could be taken as the current lake treatments do not kill vegetation. Don offered to take a sample of the weed to a pond vegetation expert to determine what it was and report back to the BOD.
- Von requested that members of the Board send a notification via email when they will not be in attendance prior to the meeting.
- Charlene reported on a homeowner concern relating to incidents involving motorized vehicles on the trail. Following discussion, she was directed to reply to the homeowner that this is not allowed. Signs at trail entrances state that trespassers will be prosecuted to the fullest extent of the law and homeowners should be diligent to report incidents to the police.

Treasurer's Report

Scott expressed a desire to resign from the Treasurer position. He distributed a report from a Robyn C. Warren, CPA of Langabeer McKernan Burnett & Co. PS, a local accounting firm. The report reviewed the Treasurer records from 2/1/07 – 8/24/10, and the auditor reported that no errors or miscalculations were found in the check register. Discussion ensued and Charlene was asked to fill the Treasurer position. Sheila volunteered to complete the secretarial duties. Charlene will report at the next meeting as to whether she will accept this position.

2010 Annual Dues Collection

Discussion ensued regarding delinquent homeowners for 2010 Annual Dues and the status of lien filing. Four homeowners need a lien filed for delinquency of 2010 Dues and one homeowner for a Roofing violation.

Motion by Scott, seconded by Von and carried to authorize Sheila to place liens on the four homeowners delinquent for 2010 Annual Dues and one homeowner for a Roofing violation.

2010 Special Assessment – Tennis court

Scott reported that numerous homeowners are still delinquent for the 2010 Tennis Court Special Assessment. Discussion ensued and it was the consensus of the BOD to add the \$100 Special Assessment 2011 Annual Dues billing for those homeowner's that are delinquent.

Secretary's Report

Website

Charlene reported that she is still unable to access the website to update the minutes. The previous secretary had provided a review of the process to update the site, but she is unable to sign in. She will continue to work on resolving the sign in issues.

She also expressed concern about the fact that the website is outdated and needs an update. Discussion ensued regarding the website and ideas to update it. Von is familiar with an individual who may be available to work on the site. He will inquire with the individual and report at the next meeting.

Architecture Committee

Unauthorized Roof(s)

Charlene suggested that a reminder be provided to homeowners regarding the Roofing requirements of the HOA. Following discussion, it was the consensus of the BOD to insert a reminder with the 2011 Annual Dues billing about the Roofing requirements and the general requirement that external home improvement projects need to be pre-approved by the Architecture Committee.

Landscape Committee

Homeowner Complaints - potentially dangerous trees

John and Ray have not been able to review the trees in question for the two homeowners (Edminston and Lange) that have concerns about trees in the common area near their homes. Dave also mentioned that a poplar tree near the north lake trail entrance is also a concern due to the large number of leaves that build up in the lake and suggested that tree be reviewed for removal. They will review and report back at the next meeting.

Lake Health

No report.

Old Business

Tennis Courts

Scott reported that new tennis court nets are paid for but the tennis court contractor has not dropped them off yet. He will follow-up with the contractor. Charlene inquired about the privacy screen and Scott indicated this could be purchased at anytime in the future, however it was

suggested this be tabled for now due to the dues delinquency situation. Discussion ensued regarding the tennis court project. It was noted that the tennis court resurfacing was completed and those present indicated that the courts looked great. Von expressed appreciation to everyone who worked on the project and especially to Scott and Ray for their significant efforts.

Request by Non-Member to use the Tennis Courts

Charlene reminded the BOD that an individual in a neighboring community requested to use the tennis courts. She reported that she contacted the Liability insurance broker, who indicated that there is no exclusion for non-homeowner use of the facilities however it is a risk management issue. For example, if the courts were being utilized by non-members and there were no courts available for members this could be an issue. Also, if a claim were made by a non-homeowner this could increase the cost of the policy. Following discussion, it was the consensus of the BOD to not allow non-members use of the facilities (except as guests of a homeowner).

Other Business

It was noted that there will not be a Fall work party (which has been the practice of the HOA the last few years).

Upcoming Meeting Date(s) Confirmed

- November 2, 2010 at the Hilton Lake Firehouse (Von indicated he will not be able to attend.)

Adjournment of the Meeting

Motion made by Ray, seconded by Charlene and carried to adjourn the October 5, 2010 Hilton Lake Homeowners Association Meeting.

The meeting was adjourned at 8:10 p.m.