

**HILTON LAKE HOMEOWNERS ASSOCIATION – BOARD OF DIRECTORS**

**MEETING DATE:** 6/1/2010

AGENDA ITEM	ACTIONS/MOTIONS	NOTES	RESPONSIBLE PARTY	DUE DATE
<b>1. Minutes &amp; Roll Call</b> Board of Directors Present	<input checked="" type="checkbox"/> <i>Scott Cecile, Treasurer</i> <input type="checkbox"/> <i>Ray Delger, Vice President</i> <input checked="" type="checkbox"/> <i>Costica Gheorghiu, Landscaping Committee</i> <input checked="" type="checkbox"/> <i>Sheila Jordan, Architectural Committee Chair</i> <input checked="" type="checkbox"/> <i>Von Kelly, President</i>	<input checked="" type="checkbox"/> <i>Tanya Kruk, Nominating Committee</i> <input checked="" type="checkbox"/> <i>Charlene Lind, Secretary</i> <input checked="" type="checkbox"/> <i>Rob Marks, Nominating Committee Chair</i> <input checked="" type="checkbox"/> <i>John Nist, Landscaping Committee Chair</i>		
Homeowners Present	<i>Dave Flaming</i>			
<i>The meeting was called to order by President Von Kelly at 7:05 pm.</i>				
Minutes of May 4, 2010 Meeting	<i>Motion/Second Approved</i>	<i>Motion to approve minutes made by Von Kelly / Seconded by Scott Cecile)/ Approved. ( 8 votes in favor)</i>	<i>Charlene to post on website.</i>	<i>6/30/10</i>
<b>2. New Business</b> Homeowner Comments	<i>Motion to authorize a 2<sup>nd</sup> treatment of Ponder if needed based on a visual review of lakes. Motion by Rob Marks/ Seconded by Charlene Lind/ Approved ( 8 votes in favor</i>	<i>Mr. Flaming presented a booklet titled , which outlined various pond treatment products. Costica reported that the initial lake treatment was applied in mid-May and an improvement was noted within about 10 days. Costica provided a booklet of pictures showing before and after effects of the treatments.The Board acknowledged that the pictures appeared to show an improvement in clarity and reduced murkiness. Following further discussion, the majority of the Board members agreed to authorize a second Ponder application before the next meeting in August if needed based on a visual review by Costica while Costica researched the products in the booklet further.</i>	<i>Costica</i>	
Other		<i>None</i>		
<b>3. Treasurer's Report</b> 2010 Annual Dues Collection	<i>Sheila and Charlene to pursue the lien process on the</i>	<i>Von reported that he visited the delinquent homeowners to hand deliver another letter and collected dues from 2 homeowners. Scott reported that with the 2 collected, five (5) homeowners have</i>	<i>Scott Cecile</i>	
			<i>Scott/Sheila/ Charlene</i>	<i>Report at next meeting</i>

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	<i>remaining delinquent homeowners. Scott to provide the required documentation and create a file for each delinquency.</i>	<i>not paid 2010 dues. One (1) homeowner already has a lien. Certified letters were sent and some homeowners never accepted the letter. Two(2) other homes are in the process of sale or possible foreclosure.. Rob reported that a Lien company may be used for a fraction of the price. Following discussion, Sheila volunteered (and Charlene volunteered to assist) in pursuing the lien process on the remaining delinquent homeowners. Scott will provide the required documentation and create a file for each delinquent homeowner.</i>		
2010 Special Assessment for Tennis Courts due 4/30/10	<i>Sheila and Charlene to send a 2<sup>nd</sup> notice to the delinquent homeowners and Scott to provide the required documentation</i>	<i>Scott reported that 16 homeowners are yet to pay the special assessment for the tennis courts. The assessment was due 4/30. Following discussion it was determined that Sheila and Charlene should send a 2<sup>nd</sup> notice to the delinquent homeowners after meeting. Scott to obtain the required documentation.</i>	<i>Scott/Sheila/Charlene</i>	<i>Report at next meeting</i>
Other business		<i>None</i>		
<b>4. Secretary's Report</b>				
Website	<i>Charlene to work on updating website.</i>	<i>Charlene reported that Tanya posted the January and April 2010 minutes on the website. Tanya will also email the directions for posting minutes to Charlene. Charlene indicated she emailed Ray Metz, requesting directions on how to update the site information and would continue to work on updating the website and review the site with Ray Metz if he replies.</i>	<i>Charlene Lind</i>	<i>Report at next meeting</i>

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<b>5. Architectural Committee Report</b>			<i>Sheila Jordan, Chair</i>	
Unauthorized Roof	<i>Acknowledged</i>	<i>Sheila reminded the Board that a follow-up letter was sent to homeowner with unauthorized roof on 4/19. Sheila indicated that she needs to obtain the documentation that the certified letter was received by the homeowner.</i>	<i>Sheila Jordan</i>	<i>Report at next meeting</i>
Amendments to CCR's	<i>Distribute a copy of filed Amendments with the next homeowner mailing.</i>	<i>Approval from Snohomish county received. It was the consensus of the Board to distribute a copy of the filed and approved Amendments to the CCRs with the next homeowner mailing. This may not be until 2011 dues billing.</i>	<i>Sheila Jordan</i>	<i>12/31/10</i>
Homes operating as Multi-family homes or Duplex	<i>Charlene to conduct further research.</i>	<i>Charlene reported that based on a verbal conversation with a representative at Snohomish County, the zoning and occupancy requirements do not limit the number of families or individuals occupying a home. The CCR's do not specifically address the duplex issue either. Charlene reviewed a letter drafted to send to the homeowners based on the past practice of the Board. After discussion, it was the consensus of the Board that Charlene further research the Snohomish county requirements.</i>	<i>Charlene Lind</i>	
Other business-Annexation	<i>Von to forward email</i>	<i>Von reported that Snohomish county provided some information related to the positive points of remaining in the county. Charlene requested the email that Von received from the county and city be forwarded to the Board via email for documentation</i>		

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		<i>in the minutes (attached). Annexation was tabled until an indefinite date.</i>		
<b>6. Landscaping Committee Report</b>			<i>John Nist, Chair Costica Gheorghiu</i>	
Clean up day 5/8/10	<i>Costica and Scott volunteered to continue trench digging as weather permits. Von and Costica volunteered to repair fence again.</i>	<i>Charlene reported that 4 homeowners and several board members attended clean up day (see attached attendance list). Completed tasks included fence repair, Tennis Court root barrier trench digging, general cleanup, trim around ball field, and removed flyers from mailboxes.. Scott reported that the trench around the tennis court is not completed. Von reported the Fence has been vandalized and broken again. Costica and Scott volunteered to continue trench digging as weather permits. Von and Costica volunteered to repair fence again.</i>	<i>All Board members</i>	<i>6/30/10</i>
Lake Health		<i>Discussed under New Business.</i>	<i>Costica Gheorghiu</i>	
Trees Along 35 <sup>th</sup>	<i>Acknowledged.</i>	<i>John reported that he contacted Earthworks regarding the trimmed trees on 35<sup>th</sup> and they indicated it was a mistake and they would not trim the tree height in the future.</i>	<i>John Nist</i>	
Homeowner Complaints re: potentially dangerous trees in Common area	<i>Ray and John to identify trees and obtain estimate for removal.</i>	<i>A few homeowners (Edminston and Lange) had complained of some trees in common area adjacent to their home being dangerous. John and Ray did not have a chance to identify the dangerous trees. Ray and John to identify trees and obtain estimate for removal.</i>	<i>John Nist Ray Delger</i>	<i>Next meeting</i>
Other business		<i>None</i>		
<b>7. Other Business</b>				

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Tennis Courts		<i>Scott reported that the contractor should be available soon to begin resurfacing. Charlene reminded Scott that Pickleball court lines were suggested to be painted and a cloth privacy screen to be added.</i>	Scott	Next Meeting
Garage Sales on 6/5/10	<i>Rob to post flyers on mailboxes and place signs by the road on Friday.</i>	<i>Charlene reminded the Board the community garage sale is scheduled for this weekend. Rob volunteered to post flyers on mailboxes and place signs by the road on Friday.</i>	Rob	Next Meeting
Stocking Fish in Lake	<i>Acknowledged</i>	<i>Rob reported that approximately 600 3-4 inch trout were planted. Some were hand loaded to the North lake and the remainder were planted in the South lake.</i>	Rob	
Other business	<i>Motion to appoint Dave Flaming to the vacant office made by Scott, seconded by John/ Approved (7 votes in favor 1 vote opposed)</i>	<i>Tanya reported she is relocating and moving out of the neighborhood on 6/25/10 and submitted her written resignation to the Secretary. Homeowner Dave Flaming was present and expressed interest in filling the vacant office and then excused himself from the meeting so that the Board could discuss. Scott made a motion to appoint Dave Flaming and John Nist seconded. Discussion ensued and Rob expressed concern about not considering other potentially interested homeowners as he was aware that Stan Sinex was still interested in volunteering on the Board. The HLHOA ByLaws were reviewed and the Secretary read the requirements in Article 5 which states the Board will appoint an individual to fill the vacant office. The ByLaws indicate that the Nominating Committee process is specific to the</i>	<i>Charlene to notify Dave Flaming</i>	6/30/10

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		<p><i>annual meeting. Following discussion it was the consensus of the Board to hold a secret ballot vote between Stan Sinex and Dave Flaming and appoint the position to the individual with the majority Vote. The secretary recorded the vote to be (7 votes in favor of Dave Flaming (including 1 proxy) and 1 vote in favor of Stan Sinex.</i></p>		
<p><b>8. Dates of Future Meetings</b></p>		<p><i>The next meeting is scheduled for August 3<sup>rd</sup> at 7pm at the Hilton Lake Firehouse. No meeting is scheduled for July.</i></p>		

**Annexation Attachment:**

Hi,  
Here is more information from the City of Everett regarding Annexation.

Von

----- Forwarded Message -----  
From: "Bob Larsen" <BLarsen@ci.everett.wa.us>  
To: VonandMary@comcast.net  
Sent: Tuesday, April 27, 2010 9:22:58 AM GMT -08:00 US/Canada Pacific  
Subject: RE: Hilton Lake Annexation

Police protection is better because Everett has multiples more police per thousand than the County. If you call utilities over a problem with something the City maintains, they send out a crew to take a look, and you can expect to get the name of a contact for answers. If you need a service, like asking a staff member for help with something, you will find City staff more accessible. You can come in and ask a question without having to take a number, and then waiting for a noticeable period for example.

Cities are intended and structured to serve urban populations while counties were structured to serve rural populations. Due to rapid growth over the past few decades, counties have taken a lot of urban growth (4 or more units per acre), but have not had the governance or revenue generating structures to serve that growth the way cities have. And even then cities have been strained at times. Growth is expensive to serve (ok, I'm back off my soap box).

It all comes down to tax base and population.. Cities, and Everett is fortunate in some ways, tend to have stronger revenue bases, and they tend to have necessary infrastructure in place to serve their populations. That is the basic idea behind why the growth management act (GMA) was passed back in the early '90s. Residential areas cost more to serve than the revenue they generate. In the years that I have done annexations I have only seen that issue raised one time by a city decision maker. It was recent and the concern was over a tight revenue picture. At this time it is not clear to me that City Council will support another annexation (at least for now). We would have to ask them. If we get the green light it takes about a year, and it is possible the request would be appealed by a third party.

From a planner's perspective, the area between 19<sup>th</sup> Ave SE and the top of the ridge looks urban and would therefore be best served by a City, in this case Everett. All of this is based on my experience but please remember, I am not a decision maker. I follow adopted policies and rules, no more no less. Therefore, these thoughts are best seen as personal observations, not the official policies of the City of Everett. There's more to say, but I should hear your thoughts on this as well. What are your concerns and ideas about the matter? If anyone ever tells you the public is government's eyes and ears don't laugh; it's true.

If you would like to talk, my direct line is 257-7168.

Bob Larsen  
Planner

**From:** VonandMary@comcast.net [mailto:VonandMary@comcast.net]  
**Sent:** Tuesday, April 27, 2010 8:40 AM  
**To:** Bob Larsen  
**Subject:** Fwd: Hilton Lake Annexation

Hello,

From your perspective, what would be the benefits for Hilton Lake, Snohomish County to be Annexed into the city of Everett?

Thank you,

Von Kelly

Hilton Lake Board

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Hi All,

Here is the email thread from the City of Everett regarding the Hilton Lake Annexation questions.

Von

----- Forwarded Message -----

**From:** "Dave Koenig" <DKoenig@ci.everett.wa.us>  
**To:** VonandMary@comcast.net, blarson@ci.everett.wa.us  
**Cc:** "von kelly" <von.kelly@comcast.net>  
**Sent:** Thursday, April 29, 2010 11:02:50 AM GMT -08:00 US/Canada Pacific  
**Subject:** RE: Hilton Lake Annexation

We have had citizens annex into Everett for a number of reasons. Some of them are personal, some financial and lastly a higher level of service at the same cost.

We would have to run numbers for specific areas interested in annexation to know specifics but here are some general observations from annexations in the past to the city.

1. Higher level of police support. The city police staffing is 2 to 3 times higher (officers per thousand residents) than the sheriff with smaller areas to patrol. The sheriff is professional but have less resources compared to Everett. This equals faster response times.
2. Code enforcement is at a higher level. The City responses to issues on a complaint basis. This would be like junk cars in the yard to other issues that affect residents.
3. Fireworks are prohibited in Everett. This was a motivation for a group of citizens.
4. No charge access to the Everett Public Library
5. City takes over responsibility and cost of street lighting and drainage facilities. If there is a drainage facility which serves your subdivision and your homeowners group is responsible for the maintenance the city takes over that responsibility if desired.
6. The costs of annexation – comparison of taxes paid in the County versus the City are approximately equal or less in the city. The numbers would have to be updated for specific areas.



7. Some areas utility costs are less like water and sewer rates. If someone receives water service from the city and they are located outside the city they receive a 25% surcharge on the water as an example. This is one where we would need to research the topic for current rates.
8. More direct representation with the City Council and Mayor who you get to vote for if you are part of the city.
9. More direct services from one source instead of the fragmented service delivery of many special districts.
10. More orderly and logical service delivery areas by a primary service provider.

Here are some initial thoughts. If you have a group of citizens who are interested in annexation we would be happy to work with you to provide information.

Dave Koenig  
425-257-8736