

Hilton Lake Homeowners Association Board <hr/> Date: April 2, 2013 Time: 7pm Location: Fire Station	Monthly Meeting Minutes	
	Homeowners Present: None	<input checked="" type="checkbox"/> Jim Brandley (2014) <input checked="" 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 (Diane Gosser -removed due to missing 3 consecutive meetings) (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.	
President	It was noted that Diane Gosser has been absent from three monthly Board of Directors meetings (1/8/13, 2/5 and 3/5 meetings) and as a result is removed per the By-Law requirement. Website needs to be updated to remove resigned board members and available positions.	Von to update website.
Approval of prior meeting minutes	Motion by Mr. Flaming, second by Mr. Leon and carried to approve March 5, 2013 minutes.	
Report of Officers: Treasurer	Additional homeowners dues have been received and there are currently 6 homeowners delinquent for 2013 dues. In addition, five homeowners have a lien due to prior year delinquencies and are also delinquent for 2013.	
President	Von reported that Verizon is reviewing the ball park area for its equipment. The size of the area they would like to lease needs clarification as well.	Board will consider once information received from Verizon.
Secretary	None	
Homeowner Presentation/concerns	None	
Report of Committees:		
Landscape	None	
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 other homeowners expressed support in defending the HOA ownership of common property against encroachment.</p> <p>Dave contacted the HOA legal counsel who is recommending to restate the original offer which has expired. Following discussion, it was agreed a second opinion is still needed.</p> <p>It was also noted that the CCR's need stronger language to protect the HOA against Adverse possession in the CCR's, which per Article 7, Section 3, which would require 75% of all homeowner approval.</p>	<p>Costica and Von to obtain a second opinion.</p> <p>Obtain possible language from legal for addition to CCRs.</p>
Old Business	<p>Lake treatments: Discussion regarding bids for lake treatment and mosquito abatement. Dave noted that Doug Darling of NW Aquatics has offered to provide two applications of three different products for \$3,400. Following discussion, the following motion was made:</p> <p>Motion by Dave Flaming, seconded by Costica Gheorghia and carried to approve two applications of three different products by NW Aquatics at a total cost of \$3,400.</p> <p>Fish Stocking: Discussion ensued regarding status of different varieties of fish that may be considered for planting.</p>	<p>Dave to contact NW Aquatics.</p> <p>Jim continuing to pursue.</p>
<p>Other Business</p> <p>Pet Waste stations</p>	<p>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. Following discussion it was decided to add two pet waste stations; one by the tennis court and one by the play area on 102nd. The following motion was made:</p> <p>Motion made by Charlene Lind, seconded by Jim Brandley and carried to add two pet waste stations as outlined above .</p>	<p>Charlene to order to 2 pet waste stations.</p>

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Handyman	Discussion ensued regarding other suggestions and the need to hire a general handy man to assist in accomplishing the tasks. Von reported he will approach a man that performs general work for businesses he know at a rate of \$20 / hr.	Von to followup with the board on the handyman information.
Spring Work Party – 4/20/13	Discussion ensued regarding work party effort on the rescheduled of 4/20. Activities needed to be done: <ul style="list-style-type: none"> - post signs on mailboxes - finish graveling trails on south lake and trail between 107th and 32nd Following discussion, the Board decided to rent a small tractor for the effort and order 20 yards of gravel to be dumped on edge of south lake and bottom of 107 th .	<ul style="list-style-type: none"> - Jim will post signs on mailboxes - Costica will rent small tractor - Charlene to order gravel
Meeting adjourned at: 8:40 PM	May 7 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 th fence line to help screen out noise from auto-traffic.	Request bids / Charlene