

HILTON LAKE HOA BOARD MEETING MINUTES Approved

Thursday, December 13, 2018 @ 7:00 PM

Hilton Lake Fire Station

1. Call to Order & Roll Call

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| <input checked="" type="checkbox"/> President: Dave Meythaler (2021) | <input checked="" type="checkbox"/> Vice President: Andrew Chaffin (2021) |
| <input checked="" type="checkbox"/> Treasurer: Rob Marks (2019) | <input type="checkbox"/> Secretary: Jim Brandley (2020)excused |
| <input checked="" type="checkbox"/> Bambie Fontana (2019) | <input checked="" type="checkbox"/> Sue Ellen Walko (2020) |
| <input checked="" type="checkbox"/> Tammy Mally (2020) | |

2. Approval of Agenda—approved.

3. Community Comments: 2 community members present with questions about playground replacements and decisions on cul-de-sacs.

4. Approval of October/November meeting minutes: There was no quorum (aka majority) present at November meeting. The November agenda will be posted with this notation.

5. Treasurers Report: The YTD amount is \$28,225.41. See attached audit.

6. Architectural Requests: One request in the post office mailbox after the roof was already on the house, approved.

7. Old Business:

- a. Hazard tree removal: (32nd) Work is done, wood available for neighbors if desired.
- b. Tree/shrub planting around N. Lake: Dave, Sue and other neighbors completed all the new planting around the lake.
- c. Tree replacement request (SW corner of N lake): Board agrees to look at placement of stake that homeowners have put for a marker for new trees. *HOA members agree to survey placement stake and choose from list of replacement choices that is circulating via board email and agrees to come to a consensus in January mtg.*
- d. Dead cherry trees removal: Board agrees there are still trees to cut down and we need to gather a work party/willing chainsaw operator to get it done. Agree that it will be much easier to do once the holidays are over and the weather cooperates.
- e. Picnic tables on N. lake: Tammy states she is happy to use her truck to move them but will need help. Discussion of work party after holidays/weather permitting.
- f. Issues regarding drainage easement by 10515 34th: No news at this time—HOA is awaiting homeowners involved to decide. Will revisit next meeting.
- g. Guidelines for landscaping improvements to cul-de-sacs: Discussion ensued regarding the timelines of projects and priorities. Decisions made: Accept Dave's proposed *HLHOA "Guidelines for Cul-De-Sac Landscaping"* with one minor adjustment—to change #3 to say, *'Appropriate elements to be considered'*. A motion passed to adopt the cul de sac guidelines for future projects. See attached.

- h. Replacement of damaged metal signage around lakes/neighborhood: Tammy has gotten bids and ideas for approximately 15 aluminum signs to be replaced, which does not include the large wooden entrance signs. Rob and Tammy agree to decide and mark where new signs will be. Follow up at next meeting.
- i. Playground replacements for 107th, all playgrounds: Bambie presented proposals from Rainbow's partner, The Backyard Factory. None of the options were desirable or cost efficient. Discussion ensued about materials, safety, space, cost. Board decided to utilize Costco as a reasonable replacement option. Bambie will research and present more options at next meeting.
- j. Well pump on N Lake: postponed until February or March
- k. Tennis net posts replacement planning: Postponed until January; Bambie got two new leads for possible companies and emailed out to board post meeting. Both leads were companies that performed work for the city of Everett.
- l. Dues rate for 2019, not changing.
- m. Long-range budget planning (capital improvements/replacements). Earlier discussion touched on this subject. Board agrees we need to prioritize and sequence projects in order to properly budget plan and move forward with needs and new projects to help the frustration among community members.

8. New Business:

- a. End of year newsletter for distribution with dues mailing: Board members agree to send any ideas by 1/1/19 for the newsletter.
- b. Coyote activity increase: Newsletter/awareness
- c. Conservation District plant sale on February 9: Jim sent out via email to the board with discount pricing on replacement trees, shrubs, items of interest in cul-de-sacs that might be beneficial for the board to investigate. Several members interested, will shore up small committee of interest to go next HOA meeting.
- d. Decoys: Bambie will remove and store them for winter, replace in the spring.
- e. Creation of committees to more quickly address issues which come up between meetings and improve the efficiency of our meetings: Discussion ensued, agreed we need more volunteers, interest and needs revisiting. Agree to start putting soft dates on 'To Do' list.

9. Adjourned at 9:00pm

See 2 attachments:



2018 Treasurer
Audit.pdf

Hilton Lake HOA Cul-De-Sac Renovation Guidelines

Any renovations to a neighborhood cul-de-sac should meet ALL of the following criteria:

1. Low maintenance

- a. No watering required after allowing 2 years for plantings to become established
- b. Minimal trimming or weeding necessary
- c. Fertilizers, pesticides or other chemical treatments not necessary

2. Local neighbor participation

- a. At least three nearby neighbors agree with the plan for renovation and contribute effort in some way (planning or implementation)
- b. At least two nearby neighbors pledge to make sure any plantings are properly watered for the first two years

3. Appropriate elements to be considered

- a. Drought-tolerant ground cover
- b. Some type of pavers, rock, gravel or other hardscaping
- c. Perennials, shrubs, and/or dwarf trees which add some height and visual interest
- d. Landscape fabric and/or mulch as appropriate

4. Soil improvements before any planting

- a. If existing soil is poor (likely), at least 2 inches to be removed and properly disposed
- b. Good soil will be added to replace poor soil which was removed
- c. Soil amendments should be blended with existing soil in planting areas to reduce likelihood of “hard pan” root or drainage problems

5. Cost and resource estimates

- a. Quotes and/or reasonable estimates are needed for all elements of a proposal before the Board will consider approving the request
- b. Work may be performed by a combination of neighbors, HOA-sanctioned work party or contractors as deemed appropriate
- c. Keeping costs down will make it easier to obtain Board approval

Approval and Implementation

1. A complete proposal, including diagrams, which meets the criteria outlined in this document will be discussed and considered at a normal meeting of the Board
2. Modifications may be requested by the Board as a condition of approval
3. Implementation of an approved plan will be contingent on available funds and resources
4. Implementation may be done in phases as appropriate