

Hilton Lake Homeowners Association Board <hr/> Date: March 18th, 2014 Time: 7pm Location: Fire Station	Annual Meeting Minutes	
	Homeowners Present: See list of 19 attendees representing 16 homes	<input checked="" type="checkbox"/> Jim Brandley (2014) <input checked="" type="checkbox"/> Costica Gheorghiu (2016) <input checked="" type="checkbox"/> Rob Leon VP, Vice President (2014) Chair-Landscape <input 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"/> vacant (2016)

Agenda Item	Topic & Discussion	Follow Up/ Responsible Party for Follow-up
Opening of Meeting	Meeting called to order at 7:05 pm. It was noted that a quorum of members were present. It was further noted that a quorum of the Board of Directors were present.	
<u>Homeowner Presentation/concerns</u>	Charlene introduced Wendy Sorenson, the HOA block watch coordinator. Wendy reported on the Block watch effort she maintains on behalf of the community: <ul style="list-style-type: none"> - She reviewed incidents such as people entering the community and posing as pressure washers, alarm system installers, etc. - In Oct 213, a home was invaded, security system disabled and valuables stolen. The homeowner had services a few days before and suspects the robbery is related. - Over all the community has had fewer reports of theft and robbery over the last 2 years with only one home reported as robbed. - Reduction is an improvement over prior years. - She will continue to coordinate these efforts. The Board thanked Mrs. Sorenson for her efforts and time that she has spent volunteering as the block watch coordinator.	
<u>Report of Officers</u>		
-Last Year's Achievements	Charlene Lind reported on prior year accomplishments in Von's absence. <ul style="list-style-type: none"> • Dog waste stations were installed in 2 locations and 1 additional location will be completed soon. • Fish stocking of bass and blue gill was completed in May 2013 • A new landscape company started in April 2013 • Followup on legal/financial matters - HOA is involved in a property line dispute with Lewis. Costica expanded on the property line dispute. Previously it was thought the homeowner dropped the matter but HOA legal counsel indicates the matter is still pending response from the homeowner's attorney. The matter was originally reported to homeowners at the March 2013 annual meeting. Nancy Lewis had reported at the	

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	<p>meeting that they hired an attorney regarding their actual property line as determined by a survey versus what they expected the property line to be when they purchased the home. The survey had found that a significant area they expected to be their property is common area. A few homeowners expressed concern over the HOA spending money and effort on the issue while a many other homeowners expressed support in defending the HOA common property against encroachment. Discussion ensued amongst the homeowners and Costica indicated since a lawsuit is filed the matter is now with the attorneys.</p>	
-Upcoming Projects	<p>Charlene Lind reported on upcoming projects the Board will be pursuing.</p> <ul style="list-style-type: none"> • Upgrade landscaping in turnarounds • Tree and bush planting along 35th • Longterm Playground Plan • Update Signage around lakes • Tennis Court cleaning contract • Permanent Benches 	
Treasurer -Budget Review	<p>Charlene Lind reviewed the budget for 2014 and actual expenses for 2013. She noted that on 6/5/13 the annual audit for 2012 was completed with no discrepancies. The budget was approved by the homeowners.</p> <p>Charlene also reported that 5 homes have liens and 8 additional homeowners are currently delinquent for 2014.</p>	
Lake treatment and care	<p>Costica reported that the HOA is now using two separate lake contractors. The board will continue to monitor the effectiveness of these treatments.</p>	
Architectural review	<p>Dave Flaming reported that the architectural committee has reviewed and approved a handful of roof replacements. A storage area with a building permit was approved for a homeowner on 102nd. The board will continue to monitor and review appropriateness of building changes or roof replacements in the neighborhood.</p>	
<u>Other Business:</u>		

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Fish stocking	<p>Jim Brandley reported he completed research on stocking fish of varieties other than trout. With input from the Wa State dept of fisheries, bass and blue gill were selected for planting in the lakes. Another stocking of bass and blue gill will be completed in the next few months.</p>	
<p><u>Election of Open Board of Director positions:</u></p>	<p>The following Board of Director terms are expiring at this meeting:</p> <ul style="list-style-type: none"> - Jim Brandley - Rob Leon - Vacant position <p>- Jim Brandley was nominated for a Board position. Jim accepted the nomination.</p> <p>- Christian Mead was nominated for a Board position. Christian accepted the nomination.</p> <p>- No further nominations were made.</p> <p>In addition, comments or suggestions were requested from homeowners present.</p>	<p>Following a secret ballot, the following Board members were elected by the members present by majority vote:</p> <ul style="list-style-type: none"> - Jim Brandley - Christian Mead <p>Three homeowner comments were collected. Each suggested “parks upgrade”. One homeowner also suggested:</p> <ul style="list-style-type: none"> -better communication -updated website -more community focus
Meeting adjourned at: 8:30 PM		