

<b>Hilton Lake Home Owners Board</b>	<b>Monthly Meeting Minutes</b>	
	Meeting Chair: V Kelly Reflection: Scribe: Process Checker: Timekeeper:	<input type="checkbox"/> Cathy Johnson (2014) <input type="checkbox"/> Tammy Mally (2014) <input checked="" type="checkbox"/> Costica Cheorghiu (2013) <input 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 (2013) <input checked="" type="checkbox"/> Rob Marks, Secretary (2013) <input type="checkbox"/> Dianne Gosser, (2015)
<hr/> <b>Date: November 6th, 2012</b> <b>Time: 7pm</b> <b>Location: Fire Station</b>		

Topic	Discussion	Follow Up	Responsible for Follow Up
Meeting called to order at 7:02 pm			
Approval of prior meeting minutes	October meeting minutes approved		Secretary
<b><u>Report of Officers:</u></b> Treasurers rep	Ending balance for October-no update as bank statement not arrived.  Liens for unpaid dues 5 total: on lots 60, 56, 55, 33 and 18  Rob to see if better map can be obtained for lots and common area tracking.		Rob M.
President	No report		
Secretary	Rob to draft letter to address fence in lot 36 and to reinforce that lot lines must be respected even in common areas. ***Received letter from Lawyer representing Lewis. Charlene has set Meeting/conf. call with our lawyer set for Friday November 9 <sup>th</sup> 10:00 AM	Now that council has been retained by homeowner, we will defer to our lawyer for direction. Concerned that precedence could be set for future common area encroachments.	Dave and Charlene

Topic	Discussion	Follow Up	Responsible for Follow Up
<p><b><u>Homeowners Presentation/concerns</u></b></p>	<p>none</p>		
<p><b><u>Report of Committees:</u></b> Landscape</p>	<p>Costica asked Diane to suggest plants and a design for area between lakes. Diane said roots from existing trees and plants are big issue. Need to be removed and soil amended. Possibly have contractor remove prior to work party. Diane to investigate further and mark areas to be planted. Will contact Von when ready for Earthworks. 10-2-12: No demo yet. Roots and soil too hard to dig. 11-6-12 No update</p> <p><b>Fall work party accomplishments:</b> -Graveled so lake trail- almost complete -Removed one laurel bush that had outgrown it's space at south lake trail Rob M. met with tree service on hazard trees in common area Rob M. Met with excavator contractor on North lake swale and weed/muck removal. ***Pile of debris were picked up following week by Earthworks-appears to be at no charge.</p> <p>Charlene would like to explore possibility of adding trees to area along 35<sup>th</sup> fence line to help screen out noise from auto-traffic.</p>	<p>Diane and Von</p> <p>Need to find alternate solution to prep dirt. Can a landscape plan or plant selection still be looked at?</p>	

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Welcoming	No report		
Architectural	Dave-Roofing on lien roof house confirmed mater was 350 pounds per square, and does not meet covenance. Letter has been drafted and von to send to homeowner to settle dispute for \$2000, half of original amount.	Roof Settlement. Letter to be sent by Charlene to sign and send to homeowner.	Charlene
New Business	<p>Rob M. Received tree removal bid for \$6000 to do work scoped at work party from Evergreen tree care. This is first hard bid after touring two other tree service companies through common areas earlier this year. Work comprises of removing large cottonwood at north lake, two alder trees hanging over Farris' yard/home on 32dr. crown thin to remove wind sail hazard from two largest fir trees on hill south of homes on 32dr. and prune 5 plum trees on 32dr play park and 25 cherry trees around north lake. Rob M. though bid was competitive-Board thought other bids should be pursued. Board was hesitant to spend \$6000 without multiple bids. As and alternate:Rob M. proposed to spend \$1000 on pruning trees at 32 dr as next snowfall will break off branches and possibly ruin trees.-No second.</p> <p>Rob M. received a bid from Dave Power of Power excavating. Cost \$1300 per day for man and machine. Muck removed to be relocated in sand lot-behind 32dr playpark. Estimated 2 days work-one for swale and 2<sup>nd</sup> day for areas at swale outfall and over to bridge heading southeast. Work was weather</p>	<p>Rob to draft RFP or scope of Work. Proposal to include second cottonwood at south lake. Costica said he knew of some contractors.</p> <p>Motion for pruning trees died.</p> <p>Group to meet and walk site with contractor again in next several days Rob M. to set up</p>	<p>Rob M.</p> <p>None</p> <p>Rob M.</p>

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	dependent and bid was shared via email originally but failed to gain traction. Motion made to authorize two days of work providing proof of insurance is provided and other board members meet with contractor and are confident in his approach. Passed 4 to 1.		
Unfinished Business:	<p>Dave F suggested that lake treatments be turned back over to contractor.</p> <p>Archbishop Murphy High has asked to use Tennis Courts for their new program.</p>	<p>Pursue Bids 11-6-12 no update.</p> <p>Cathy in contact with ABM School. Need insurance waiver. Need More details, is a homeowner going to represent them? How many days a week?</p> <p>Table till January 2013 meeting</p>	<p>Dave</p> <p>Cathy</p>
Meeting adjourned at: 8:37 PM	Will have a short December meeting at Tammy's house with holiday get together after.		