

HILTON LAKE HOA BOARD MEETING MINUTES

Nov 1, 2016 - 7 PM @ Hilton Lake Fire Station

Call to Order and Roll Call

Board members present with terms

President Dave Meythaler – 2018

Secretary Stan Sinex – 2019

Rob Marks – Treasurer 2019

Jim Brandley - 2017

Absent Board Members:

Vice President Christian Mead – 2017

Jade Miller – 2017

Dave comments, about Board & HOA participation,

See comments at end of minutes under Miscellaneous.

Community member comments

No members present.

Approval of October Meeting Minutes

Unanimous Vote

Approval of Treasurer's report

Unanimous: Comments included discussion of reoccurring Attorney bill,
10532 Liens and payment, Tree Cutting bill

Old Business

Landscaping update – new contract?

Jade was working with Landscaper– no report

Common Area Tree Management Guidelines – two proposals

No majority vote to approve either plan

Homeowners letter – dues increase, roofing requirements, common area tree Requests. Need to decide content and timing of mailing and who will do it.
Rob to complete 20% dues increase notice via post cards ASAP,
Rob to send dues letter, Dave & Jim discussed need for Roof Pre-approval form.
Christian to “format” Common Area Landscaping Guidelines

Dead trees near Emnott property & ball field (follow-up)

Removed per Board plan total bill \$420.00. Free wood left in field.
Dave wants the wood removed soon.

Geese deterrent decoys (follow-up)

Stolen, but deemed effective and discussion included
how to secure them.

Decide on lawsuit documents to post on website

Legal documents to be posted under “other” in
CC&R’s Home page tab.

Foreclosed Carson home (10422 34th Dr) – delinquent dues

\$2,050 dues owed. No action at this time because property
is in foreclosure.

HOA shed roof

Jade was to make a report. Discussion continued about
poor condition, smell, and rodent intrusions. Spring work party
item. Stan to contact Jade about this and the Landscaping contract.

Budget priorities for 2017

HOA Shed Roof, Work Party Project costs, priorities finalized.
At the Annual Meeting, Dave to have Work Party list in mid-January.
Asphalt Roofing request/approval form – discussion
Dave to complete the form for approval.

Work Party planning for next year

Dave is working on list and is waiting for an Annual Budget to help define projects.

Dead Tree Hazard near trail/bridge on property next to Rory

No action, on private property

Open Board Position

No New Volunteers

New Business

Discussion of email conflicts – avoidance and de-escalation strategies.

No action other than to keep e-mails short and appropriate and avoid personal negative comments about Board members actions.

Request from model boating club

Model Boat Club wanted to again use our lakes for a one day event for their members. Unanimous approval.

Website updates needed for tree requests and lawsuit documents

Correct webpage to show Common area landscape requests and guidelines about possible actions.

Miscellaneous issues not included in agenda (as time permits)

How to achieve more community involvement.

Dave started meeting with his concern about the lack of member participation and volunteer participation on Board.

Different items discussed included establishing committees led by members who do not need to be Board members but would require Board approval to act.

HOA does not use e-mail effectively to communicate with Members and is underutilized. Restart of Welcome Wagon and send News Letter.

Unanimous Approval to Start a Newsletter. Rob and his wife, Kelly Marks, would develop a Newsletter to send before end of December. Issues could include

Dog Decoys, Roofing Pre-approval, Common Area landscaping requests,

Work Party dates and requests for ideas and others issues.

Adjournment