

**Hilton Lake Homeowners Association
Board of Directors (BOD)
Meeting Minutes
February 7th , 2012, at 7:00 p.m.**

BOD Attendees:

- Cathy Johnson Architectural Committee chair (2014)
- Tammy Mally (2014)
- Costica Cheorghiu, Landscape Committee (2013)
- Rob Leon VP, Vice President (2014)
- Von Kelly, President (2012)
- Dave Flaming (2012)
- Charlene Lind, Treasurer (2013)
- Rob Marks, Secretary (2013)
- Kelly Dickey ~~(2012)~~ Resigned April 2011

Homeowners Present:

Rick Gosser
Monty Tuengle

New Business/Comments from Homeowners

Monty Proposed to take over landscape contract at current price less 20% discount. Said depending on how board responds would go to every neighbor to plead his case.

Board responded that an amendment was made several years ago to bylaws that states "no resident or member shall be contracted for services supervised by the board of directors."

Approval of Prior Meeting Minutes

Approved minutes with several typos corrected and removing names of homeowners names removed from delinquent accounts?

Project Updates:

Dave to work with Von on locating contractors and bids for lake weed removal.

Rob continues to work on irrigation system upgrades for 32dr play-park.

For Spring Work party:

Gravel trails, basketball nets, landscape between lakes, repair timbers at both play-sets.

Treasurer's Report

Dues: Farrell-called 3, 5, 7th of January and has not returned calls. Outstanding \$90.00 for 2011.

Rob and Charlene met with Lawyer Patrick Vail, Legal Counsel at Cogdill, Nichols on January 9th regarding options to recover outstanding dues.

- His office must review CCRs for subordination of deed of trust issues
- HLHOA Board should determine if cost vs benefit is acceptable
- Must buy title insurance which is most expensive and time consuming part

- Must follow statutory proceedings to provide proper notice through title insurance process – takes 120 days
- If we take individual to court can take a year
- Legal time & Costs involve
 - o Title insurance (\$1500)
 - o Review of title reports (approx. 2 hrs)
 - o Prepare Notices (approx. 2 hrs)
 - o File complaint (45 min)
 - o Recording fees (\$50-\$100)
- Roof is something more difficult to pursue. Judge may take into consideration things like whether roof lowers value of other homes, proof of violation.
- Board should make motion and to take steps to foreclosure
- Patrick indicated that if there are any glaring concerns in the Covenants he will let us know since he has to review

Motion made by board to spend up to \$1000 to have lawyer draft letters. Passed. Charlene to follow up with Lawyer.

Budget 2012:

Board voted to raise dues for 2012 to \$350/yr. Notice to be sent out this month of increase to all HO. *No action yet?*

Next year projects:

Need to rework play-set 102nd- Charlene pricing

Replace grate covering swale

Remove hazard trees in common areas

Re-landscape between lakes

New lake signage

Lake renovation

Swale cover \$2000

New sprinkler heads for play-park \$500 (Rob M has reached out to Silver Lake water district for rebates)

New timer and valves for play-park sprinkler system \$500

Secretary's Report

Rob M still not on Board distribution list. Also need to be able to post minutes to web site and cannot.

Committee chairs

Nominations:

Possible candidates: Rick G. Roy Ingle

Landscape:

Landscape maintenance contract was signed last month with no increase for 2012.

North lake and weed problem. Looks more like this will be a major project to clean. Board agreed that more has to be done to preserve lakes. Line item to be added for Lake preservation in 2012 budget. Wait to gravel trails after lake work is done.

Dave will start calling on contractors for bids.

Architecture Committee:

No roofing currently being done.

Welcoming Committee:

Tami thought she could have baskets made for about \$10 each. No local business have responded favorably to providing coupons.

Old Business:

Junk cars and auto-shop being run out of home on 3413 102nd PI SE

Board filed formal complaint with Sno county. Case number 12-100557. Any additional complaints should be called in directly to Judy Wahl at 425-338-3311 ext. 2201

Adjournment of the Meeting

The meeting was adjourned at 8:30