

**Hilton Lake Homeowners Association
Board of Directors (BOD)
Meeting Minutes
March 1, 2011, at 7:00 p.m.**

BOD Attendees:

- John Nist, Landscaping Committee (2011)
- Ray Delger, VP (2011)
- Costica Cheorghiu, Landscape Committee (2013)
- Sheila Jordan, Architectural Committee Chair (2011)
- Von Kelly, President (2012)
- Dave Flaming (2012) – (proxy provided to Charlene)
- Charlene Lind, Treasurer (2013)
- Rob Marks, Secretary / Nominating Committee Chair (2013)
- Kelly Dickey (2012)

Homeowners: None

Opening of the Meeting

The meeting was called to order at 7:15 p.m.

Approval of Prior Meeting Minutes

Secretary was not in attendance, prior Meeting Minutes were not brought to meeting to approve. Deferred until April meeting.

New Business/Comments from Homeowners

- Charlene reported that an annual backflow test letter dated 2/24/11 was received from Silver Lake Water District requiring that the test be completed by 3/4/11. She reviewed expenses from previous year and found ABC backflow had completed the test last year for \$42. She contacted ABC backflow and they indicated that HLHOA is on their automatic annual testing schedule and the test was completed today. The charge will be \$45. Following discussion, the following action was taken:

Motion by Costica, seconded by John and carried to authorize payment of \$45 to ABC backflow for annual backflow test required and to authorize the automatic scheduling of the annual test.

Treasurer's Report

Charlene distributed the Treasurer report reflecting income and expenses for the 2 month period of January and February 2011. In addition, she reported on the details of 3 homeowners upon which liens have been placed due to delinquency of dues for 2009 and/or 2010 and a roof assessment. There are also 12 homeowners delinquent for 2011 dues. Delinquency letters were sent to each of the above noted homeowners on 2/28/11 giving them until 3/30/11 before further action.

Secretary's Report

No report.

Architecture Committee

No report.

Landscape Committee

Von reported that the Contract with Earthworks was updated for 2011. He was able to maintain current rate for another year. He signed the contract and will return a copy to Earthworks. Charlene noted that a tennis court key needs to be provided to Earthworks so they can blow off tennis courts weekly.

Discussion followed regarding the spring work party and it was tentatively scheduled for May 7, 2011. A list of work needed should be prepared and may need to include adding gravel to paths and planting bushes or trees if approved by the Board in April.

Lake Health

Von reported that he spoke with Dan that provides the lake treatment services. Von reported that Dan indicated he cannot apply the treatments anymore but can provide the treatment at a \$10 discount per bucket. This would result in about \$50-\$100 savings per treatment. Costica agreed to apply the treatment for the first year and train other homeowners/board members to apply the treatment in the following year. He also confirmed the treatment does not require a permit. Following discussion it was the consensus of the Board to apply the first treatment at the spring work party. Costica will contact Dan to have the treatment delivered for the work party.

Old Business

Website

Von reported that he contacted Kendra Communications and they have agreed to upgrade the website to a new platform with a new look and feel at no additional charge. They have provided a new site to review and comment upon and Von will forward the hyperlink. Kelly, John, Von and Charlene will review and provide feedback on the site before it is deployed to production.

Charlene reported that she updated the current website with the January 2011 minutes and board member information.

Fish Planting

Von requested discussion about whether the Board should approve fish planting again this year or request feedback from homeowners at the upcoming annual meeting. Costica reminded those present that at previous recent meetings, discussion had focused on lake health and the need to remove, either chemically or mechanically, some areas of weeds. The potential cost associated with this project is high and skipping the fish planting could save some money for this work. Charlene also noted that discussion had occurred in the past about planting a hardier fish than trout since the lake is catch and release. Additional discussion ensued and it was decided that it would be added to the annual meeting agenda for homeowner feedback and Costica would inquire with the Trout farm used in the past regarding other potential fish varieties available and report back to the Board.

Annual meeting 3/15/11

Charlene reported that following email distribution to the Board, the annual meeting notice was mailed on 2/28/11. Charlene regretfully reported that she will not be able to attend the meeting and provided her proxy to Kelly Dickey. Von requested clarification of meeting business. Discussion ensued and it was agreed that the agenda should include:

- 1) introductions of current board members
- 2) review of budget
- 3) homeowner comments
- 4) election of new board members to replace Ray Delger, Sheila Jordan and John Nist.

Charlene nominated John Nist to serve a new term and John indicated he would be willing to serve again. It is understood that Ray and Sheila will likely not be available to serve on the board for another term.

Von requested Charlene prepare 20 copies of the budget for the meeting and voting forms to be used to elect the new members.

Other Business

None

Upcoming Meeting Date(s) Confirmed

- March 15, 2011 – Annual homeowner at the Hilton Lake Firehouse

Adjournment of the Meeting

Motion made by Von, seconded by Charlene and carried to adjourn the March 1, 2011 Hilton Lake Homeowners Association Meeting.

The meeting was adjourned at 8:46 p.m.