

**Hilton Lake HOA Board Minutes**  
**Mar 7, 2017 - 7 PM @ Hilton Lake Fire Station**

**Call to Order and Roll Call**

Board members and term expiration

President Dave Meythaler - 2018

Vice President Christian Mead - absent – 2017

Secretary Stan Sinex – 2019

Rob Marks Treasurer – 2019

Jade Miller – 2017

Jim Brandley – 2017

Bambie Fontana – absent - 2018

**Community member comments**

None

**Approval of February Meeting Minutes**

Change to title – approved.

**Treasurer's report**

Collection and lien removals for two members.

11 Properties have still not paid, Rob to send more late notices.

Return over-payments. Discussion of properties with multiple year delinquent accounts.

Landscaping cost rose by approximately 3% for two year contract.

Report approved.

**Old Business**

**Landscaping update**

Jade to contact our Contractor for final contract.

**Follow-up on Architectural Control Request/Approval form**

Approved and already posted.

**Follow-up on motorhome/repair business eyesore on 102nd**

County sent warning to homeowner about illegal cars and other "junk" as defined by County. Stan to follow

**Follow-up on fishing request from non-resident student**

Fisherman will not fish in lakes.

**HOA shed – roof, rats, etc.**

Agreed that Roof can be inexpensively replaced with a metal roof.

Replacement of any flooring can be done. This is a project to be done outside of work party projects. Volunteers & Board members to accomplish.

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**Budget priorities for 2017**

Discussion continued based on last month's minutes and a spread sheet developed by Jim B. (Bridge foundation damage to be added) See attached.

Final list of priorities based on surplus funds and final costs to follow.

- \$1,700 - for tennis court crack repair & posts
- \$2,700 - Algae treatment for lakes
- \$100- \$200 Shed Repair
- \$ ???? 107<sup>th</sup> Playground repair.

Discussion of Accrual based long-term expense disclosures to be included in regular budget. Rob to research how to account for known long-term budget expense needs, per Jim's initial spreadsheet example. Attached.

**Annual meeting notice/preparation**

Walk-around by Board before regular meeting, after daylight savings and forecasted dry weather day.

**Common Area Maintenance spreadsheet from Jim**

See Budget Priorities

**Spring Work Party planning**

Dave to gather input from walk-around and develop plan.

**New Business**

**Tennis court repair quotes and long-range planning**

See Budget priorities. Total costs to repair could be as high as \$20,000  
Jim & Dave are getting quotes

**Miscellaneous issues not included in agenda (as time permits)**

New Board member recommendations. Walk-around reschedule before General Meeting

**Adjournment**

Hiltion Lake Maintenance list

	Costs	2017	2018	2019	2020
Tennis courts					
Clean basic crack repair	1700	1700			
Crack repair	9000				
Post repair	4000				
resurface paint	11000				
Entrance Sign replacements	3200				
Play area equipment 102nd	4000				
Play area equipment 107nd	4000				
Play area equipmert 34th	4000				
Tree removal dog / ball field	4000				
Tree replacement dog/ ball field	500				
Lake treatment					
Alge control	2700	2700			
weed control	3700				
Fish stocking	500				
Well maintenance	1500				
Well upgrading	2000				
Shed Roof	1000	1000			
Bridge Foundation repair					
<b>Total</b>	<b>56800</b>	<b>5400</b>	<b>0</b>	<b>0</b>	<b>0</b>

Estimated surplus each yr 5000 5000 17000 17000  
 retain 5000 in account

date 3-5-17