

**Hilton Lake Homeowners Association
Board of Directors (BOD)
Meeting Minutes
May 3rd, 2011, 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: Stan Sinex and Steve Mally

Opening of the Meeting

The meeting was called to order at 7:05 p.m.

Approval of Prior Meeting Minutes

Approved April 5th Annual as well as board meeting as written.

Project Updates:

Fish were planted approximately 600 ea with only 2 lost. Supplier offered way to create fish hiding places (barrels) that could be added to the lake to encourage large fish. Thanks Von

Tennis court nets were replaced, but one damaged by contractor on install. Contractor to replace.

Website still needs to be updated with additional information. Kendra can migrate as well as still host at no additional charge. Board voted to migrate to new platform. Von to contact Rob when complete. Rob (secretary) will be responsible for updating content once on new platform.

New Business/Comments from Homeowners

Shed was broken into and boxes rifled through. Hasp to be replaced at work party by Costica. Shed is locked for now with handle. Rob to have additional keys made for both locks and will get to Cathy. Cathy and Dave to go through boxes and look for valuable info as well as "architectural Guidelines"

Tammy, along with Dave, hung flyers on mailboxes for weekend cleanup and mentioned that homeowners commented on conflict with Mother's day weekend as well as short notice. Recommend at least 2 week notice in future.

Treasurer's Report

Email inquiry from Windermere agent for 3324 104th pl SE-one of houses missing dues: Charlene to respond.

3rd notices to delinquent homeowners was sent, but was not send Certified Mail. Opportunity for homeowners to come to board and plead their case was not exercised. Will have to send 10 day pay up or lien letter that is certified before liens can be placed.

Currently \$1600 in dues and special assessment outstanding between 5 homes.

Motion to follow standard business practices of sending notices: 3rd notice will be certified and if not paid in 10 days will be subject to lien.

Passed.

Will further discuss setting formal dates for all dues and related notices next meeting.

On line banking is available for our account. Charlene would like to use this service. Do not know the ramifications for checks and balances and two party signatures. Rob will check with his work accountants on protocols used.

Secretary's Report

Brought to boards attention of lot 16 in 32 drive cul-de-sac yard has encroached on common area property. Recommend letter to owner regarding this. Board discussion brought up many issues of this type. No decision to act on at this time.

Committee chair nominations:

Landscape:

Nominating:

Architecture Committee

Dave and Kathy to locate "guidelines" document. Will have to be cognizant of conflicting or superseding CCR's.

Landscape Committee

Monty had mentioned that his back area was not mowed with rest. It was determined that the contractor was weathered out and it was completed Monday.

Spring work party is scheduled for May 7, 2011. (9AM till Noon) A list of work is still needed

Brush crew-will now do with trucks and trailers. Stan to check with Pacific Topsoils

Play-set on 107th has been repaired-still needs stain which is in shed.

Steps on trail behind 107th pay-set Charlene has timbers to donate.

Reset 102nd sign

Repaint sign for tennis courts. If taken down, Kathy has volunteered her artist skills.

Kathy to coordinate food.

Old Business

Tree behind Langes needs to be looked at?

Other Business

Stan Sinex has offered to review RCW 64.38 Rules governing Homeowners associations and compare with HLHOA documents and will bring recommendations to next meeting.

Link to: <http://apps.leg.wa.gov/rcw/default.aspx?cite=64.38>

Adjournment of the Meeting

The meeting was adjourned at 8:47 p.m.