

**HILTON LAKE HOMEOWNERS ASSOCIATION – BOARD OF DIRECTORS**

**MEETING DATE:** 5/4/2010

AGENDA ITEM	ACTIONS/MOTIONS	NOTES	RESPONSIBLE PARTY	DUE DATE
<b>1. Minutes &amp; Roll Call</b> Board of Directors Present	<input checked="" type="checkbox"/> <i>Scott Cecile, Treasurer</i> <input checked="" type="checkbox"/> <i>Ray Delger, Vice President</i> <input checked="" type="checkbox"/> <i>Costica Gheorghiu, Landscaping Committee</i> <input type="checkbox"/> <i>Sheila Jordan, Architectural Committee Chair</i> <input checked="" type="checkbox"/> <i>Von Kelly, President</i>		<input type="checkbox"/> <i>Tanya Kruk, Nominating Committee</i> <input checked="" type="checkbox"/> <i>Charlene Lind, Secretary</i> <input checked="" type="checkbox"/> <i>Rob Marks, Nominating Committee Chair</i> <input checked="" type="checkbox"/> <i>John Nist, Landscaping Committee Chair</i>	
Homeowners Present	<i>Dave Flaming, Don Williams</i>			
<i>The meeting was called to order by President Von Kelly at 7:05 pm.</i>				
Minutes of April 6, 2010 Meeting	<i>Motion to approve minutes after removal of phone numbers made by Charlene Lind / Seconded by Scott Cecile / Approved. ( 7 votes in favor)</i>	<i>Charlene requested Board member phone numbers be removed.</i>	<i>Charlene to post on website.</i>	5/31/10
<b>2. New Business</b> Homeowner Comments	<i>Motion to restart Ponder lake treatments immediately made by John Nist/ Seconded by Rob Marks/ (Scott Cecile and Ray Delger</i>	<i>Mr. Flaming and Mr. Williams presented their concerns about the health of the lakes. The north lake is especially murky with a lot of algae. Discussion ensued regarding the level of lake treatment applied over the last year. Costica indicated only 3 treatments were applied last year and 6-10 are recommended per year. Scott noted that an expert from the UW indicated that the treatments do not do anything. However, Mr. Flaming, Mr. Williams, Charlene, John and Costica expressed that the lake treatments appeared to have</i>	<i>Costica to begin lake treatment applications.</i>	5/15/10

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	<i>abstained)/ Approved ( 5 votes in favor)</i>	<i>lessened the amount of algae in prior years, improve clarity, increase depth and reduce murkiness. Last year when fewer treatments were applied the water appeared more murky and there appeared to be more algae. Following further discussion, the majority of the Board members present agreed to restart Ponder application of lake treatments immediately.</i>		
Stocking Fish in Lake	<i>Motion to purchase \$600 of 4-6 inch trout from Trout Farm made by Rob Marks/ Seconded by Von Kelly/ Approved ( 7 votes in favor)</i>	<i>Rob had sent an email suggesting that fish be planted as has been past practice. Discussion ensued about planting trout versus another fish that may be hardier and that may permanently establish itself in the lakes. Charlene reported that she had discussions with some fisherman and a marine biologist that suggested bluegill would do well in the lakes. There is also a lot of information on the internet that suggests that bluegill is a popular fish for recreational fishing. Extensive discussion ensued and it was the consensus of the Board to purchase trout as has been past practice and further research other fish plant options for future fish plantings.</i>	Rob	Report at next meeting
<b>3. Treasurer's Report</b>			Scott Cecile	
2010 Annual Dues Collection	<i>Von and Rob volunteered to hand deliver another billing letter to delinquent homeowners.</i>	<i>Scott reported that seven (7) homeowners have not paid 2010 dues. One (1) homeowner already has a lien. Certified letters were sent and some homeowners never accepted the letter. Two(2) other homes are in the process of sale or possible foreclosure. Based on recent experience with dues collection, a judge indicated that proof was required that the homeowner received the bill. As a result, additional effort may be needed to prove the</i>	Scott/Von/Rob	Report at next meeting

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		<i>homeowner received the bill. Von and Rob volunteered to hand deliver another letter with another volunteer homeowner to further document billing notification to homeowner.</i>		
2010 Special Assessment for Tennis Courts due 4/30/10		<i>Scott reported that 43 homeowners are yet to pay the special assessment for the tennis courts. The assessment was due 4/30. He will monitor and provide an update at next meeting.</i>	Scott	Report at next meeting
Other business	<i>Rob to email recycling company information.</i>	<i>Discussion ensued about plastic Root barrier to be installed around the tennis courts. For the recommended barrier, Scott received an estimate of \$120 per 40 feet. Rob indicated he knows of someone at a recycling company that could provide some materials and he would follow-up with information on saving money using some recycled plastic materials.</i>	Rob/Scott	Report at next meeting
<b>4. Secretary's Report</b>				
Spring Flyer	<i>Charlene to post flyers on mailboxes.</i>	<i>Charlene reported that Spring flyer was distributed via email to homeowners on 4/29/10. For the approximately 23 homeowners without an email address, the flyers were hand delivered by Tanya after Von provided copies. Various Board members suggested flyers be posted on mailboxes as a reminder.</i>	Charlene	
E-mail list of Homeowners		<i>Charlene reported that the homeowner email list has been updated and about 7 homeowners replied back with positive feedback about receiving communications via email. No negative comments regarding email distribution was received.</i>		
Website	<i>Charlene to</i>	<i>Charlene reported that Ray Metz emailed instructions</i>	Charlene Lind	Report at

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	<i>work on updating website.</i>	<i>for updating the <a href="mailto:Board@hiltonlake.org">Board@hiltonlake.org</a> distribution list. The distribution list was updated with the current board members today. Tanya had provided an overview of how to post new minutes to the site on 4/30. Charlene indicated she would continue to work on updating the website and review the site with Ray Metz if possible.</i>		<i>next meeting</i>
Other business		<i>None</i>		
<b>4. Architectural Committee Report</b>			<i>Sheila Jordan, Chair</i>	
Unauthorized Roof		<i>In Sheila’s absence, Ray reported that a follow-up letter was sent to homeowner with unauthorized roof on 4/19.</i>	<i>Sheila Jordan</i>	<i>Report at next meeting</i>
Amendments to CCR’s		<i>Pending approval from Snohomish county.</i>	<i>Sheila Jordan</i>	
Annex to City of Everett	<i>Von to forward email</i>	<i>Von reported on annexation to City of Everett and the various positive points received from the City. He outlined that City of Everett provides improved police service and incident response time, taxes may be less but need to be evaluated to know for certain. Charlene requested a list of positives for remaining in the county, which were unavailable and that the email that Von received from the county be forwarded to the Board via email Annexation was tabled until an indefinite date.</i>	<i>Von Kelly</i>	
Homes operating as Multi-family homes or Duplex	<i>Charlene to conduct further research.</i>	<i>Charlene reported that the HLHOA bylaws and CCR’s do not specifically address the duplex issue. The Snohomish County website has a process to report zoning and occupancy violations. After discussion, it was the consensus of the Board that</i>	<i>Charlene Lind</i>	

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		<i>Charlene further research the option of utilizing the complaint process through Snohomish county.</i>		
Other business		<i>None</i>		
<b>5. Landscaping Committee Report</b>			<i>John Nist, Chair Costica Gheorghiu</i>	
Homeowner Complaints re: potentially dangerous trees in Common area	<i>Ray and John to identify trees and obtain estimate for removal.</i>	<i>A few homeowners (Edminston and Lange) had complained of some trees in common area adjacent to their home being dangerous. John and Ray did not have a chance to identify the dangerous trees. Ray and John to identify trees and obtain estimate for removal.</i>	<i>John Nist Ray Delger</i>	<i>Next meeting</i>
Lake Health		<i>Discussed under New Business.</i>	<i>Costica Gheorghiu</i>	
Community Garden		<i>Rob reported that he told the homeowner that suggested using the back section of the ball field for a community garden, that the Board requested the homeowner provide a plan for the community garden to be considered by the Board. Rob indicated the homeowner does not appear to be interested any longer.</i>	<i>Rob Marks</i>	
Trees Along 35 <sup>th</sup>	<i>John to contact Earthworks. Tree planting and cloth barrier to be considered as the tennis court project</i>	<i>John reported that he attempted to contact Earthworks, but had to leave a message twice. He will continue to try to contact them about not trimming the height of bushes along 35<sup>th</sup>. Charlene also reported that several homeowners on the South Lake are concerned about road noise from 35<sup>th</sup>. It is becoming a more heavily used road and the noise is very loud to homeowners, walkers and residents that use the tennis court. Several of her neighbors</i>	<i>John Nist</i>	<i>Next meeting</i>

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	<i>is completed.</i>	<i>including her household are interested in contributing toward planting more trees to reduce noise and enhance the natural environment of Hilton Lake walking trails. Scott indicated that the tennis court contractor suggested that a cloth barrier could be added to the fence to increase privacy. Discussion ensued about other options such as installing slats in the wire fence, offering a tree planting project to a boy scout troop. It was determined this issue could be further considered along with the completion of the tennis court project.</i>		
Sparse Topsoil around S Lake		<i>It was the consensus of the Board that this project would have to be postponed due to the number of other tasks to be completed on Clean up day.</i>		
Clean up day 5/8/10	<i>Charlene to get table from Tanya and to bring Attendance sign in list, Task List, and a cooler with drink and order pizzas.</i>	<i>A task list was developed for clean up day including to repair fence along north lake field, maintain stairs between 32<sup>nd</sup> and 107<sup>th</sup>, Tennis Court root barrier trench digging, general cleanup, trim around ball field, and remove flyers from mailboxes (see attached). Tanya volunteered to provide a Table. Charlene to bring an Attendance sign in list, Task List, and a cooler with drink and order pizzas. Per Ray up to \$200 is in the budget for the clean up day. Volunteers should meet between the lakes at 9 am.</i>	<i>All Board members</i>	<i>5/8/10</i>
Other business		<i>None</i>		
<b>6. Other Business</b>				
Tennis Courts	<i>Scott to obtain estimate for Root blocking materials.</i>	<i>Discussion ensued regarding the Board's effort to dig a trench to install root blocking materials and the various options. Rob previously suggested a recycling company that may have materials and will</i>	<i>Scott</i>	<i>Next Meeting</i>

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		<i>forward that information and Scott will continue to obtain estimates. In addition, Charlene reported that Tanya Kruk had emailed a reminder that Pickleball court lines were suggested to be painted as well. Scott indicated those could be done per the contractor.</i>		
Community maps		<i>Ray distributed copies of community maps.</i>	<i>Ray Delger</i>	
Garage Sales on 6/5/10		<i>To be discussed at next meeting. All that will need to be done is to place signs by road.</i>		
Other business	<i>Von to report to his neighbors on the Board's decision.</i>	<i>Von reported that neighbors on his street have complained of the cul de sac needing attention, such as planting some landscaping or turning it into parking, etc. Following discussion the Board requested the homeowner(s) provide a plan to be considered by the Board.</i>	<i>Von</i>	<i>Next meeting</i>
<b>8. Dates of Future Meetings</b>		<i>The next meeting is scheduled for June 1<sup>st</sup> at 7pm at the Hilton Lake Firehouse. No meeting scheduled for July and the August meeting is scheduled for the 3<sup>rd</sup> at 7pm at the Hilton Lake Firehouse.</i>		

May 8, 2010  
Hilton Lake Clean-Up Day  
Task List

- **Root Barrier trench digging around tennis courts (Ray will be in charge of this crew)- only need 2 volunteers for this task**
- **Fence Repair (Von and Costica)**
- **Maintain trail and stairs between 32nd and 107th (Von, Costica or Charlene will be in charge of this crew)**
- **General cleanup around lake and trails (Rob will be in charge of crew)**
- **Trim around ball field (Von, Costica or Charlene)**
- **Remove flyers on mail boxes and clean mail boxes (Charlene will be in charge of this crew)**