

Hilton Lake Homeowners Association Board <hr/> Date: October 6th, 2015 Time: 7pm Location: Fire Station	Monthly Meeting Minutes	
	Homeowners Present - Mike Wontch - Stan Sinex - Ric & Diane Gosser - Ray Delger - Deborah Engel	HOA Board Members <input checked="" type="checkbox"/> Jim Brandley (2017) – President <input checked="" type="checkbox"/> Rory Engel (2018) - Vice President <input checked="" type="checkbox"/> Charlene Lind (2016) - Treasurer <input checked="" type="checkbox"/> Christian Mead - Secretary (2017) - Secretary <input checked="" type="checkbox"/> Costica Gheorghiu (2016) <input checked="" type="checkbox"/> Jade Miller (2017) <input checked="" type="checkbox"/> Dave Meythaler (2018)

Agenda Item	Topic & Discussion	Follow Up/ Responsible Party for Follow-up
Opening of Meeting	Meeting called to order at 7:05 PM by Jim Brandley. It was noted that a quorum of the Board of Directors were present.	
Approval of prior meeting minutes	Reviewed the September 1st 2015 meeting minutes. - A few words need to spell correction. Motion for approval by Jim Brandley, seconded by Jade Miller and carried to approve the September 1st, 2015 minutes.	
Report of Officers:		
Treasurer	- Charlene provided a budget sheet. It's attached to the end of the minutes. - The report does not include the work party expenses which are around \$1,700.	
President	- Trees: Homeowners asked about the hazardous or dead trees on their property and common area. <ul style="list-style-type: none"> o Stan commented on the two large living trees that are in the common area/dog park which are presenting a hazard to his property. Stan has gotten bids from companies to remove them. The bids are around \$200-\$300 per tree. <ul style="list-style-type: none"> ▪ Mike commented the trees behind his property which is next to Stan's house. ▪ Stan is proposing that the 5 trees that are behind his property and Mike's be removed. ▪ Rory proposes an arborist look at the trees in the neighborhood for recommendation of the trees that are at risk. Then take action. o Discussed a hazardous dead tree on common area on the West end of the North Lake which broke and is hanging on another tree over the trail. o Deborah's concerned about other homeowners wanting all trees blocking views or unwanted trees on common property if the board approves the removal of trees not posing a threat. 	

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	<ul style="list-style-type: none"> ○ Jade motions that we bring in an arborist to review the trees around the baseball field limited to \$200 paid to the arborist with board members present. Seconded by Christian and Dave <ul style="list-style-type: none"> ▪ Vote for approval by all members - Letter to Community: <ul style="list-style-type: none"> ○ Costica recommends a letter to community regarding the common lands - Jim attended the Cascades Highlands HOA meetings and learned about transient issues - 2016 Budget and Calendar needs to be reviewed in the next meeting <ul style="list-style-type: none"> ○ Work parties ○ Tennis court ○ Lake Treatment ○ Sprinkler ○ Community Garage Sale ○ Playgrounds - Dave produced a document regarding tree trimming the board will review for next meeting. 	
Secretary	- None	
Homeowner Presentation/concerns:		
	<ul style="list-style-type: none"> - Ric Gosser: Wanted to know more about the tree trimming rights. Rick was proposing the requirements of tree trimming by residences and they would be required to hire professional tree companies to maintenance their trees. Stated allowing tree trimming up to 35 feet high should be allowed. - Deborah Engel: Concerned about the cherry trees and who is cutting them and trimming them. A cherry tree on the North Lake East side was trimmed heavily. It was noted that the cherry tree was cut by the landscape contractor. Questions about who is cutting/trimming the laurels along 35th. 	
Report of Committees:		
Landscape	<ul style="list-style-type: none"> - Jade met with Santos to discuss the contact. <ul style="list-style-type: none"> ○ Santos will agree to a checklist be filled out every week to ensure that 	

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	<p>everything is getting done.</p> <ul style="list-style-type: none"> ○ Charlene concerned about 35th not being included into the contract and a weed and feed program. ○ Jade motions that we do not sign the contract and set requirement to be done by end of year and continue month. If they are not met, we look for a new contractor. Seconded by Rory and Dave. <ul style="list-style-type: none"> ▪ Vote approved by all members 	
Architectural	- None	
Planning	<p>Work Party Update - Rory</p> <ul style="list-style-type: none"> - 40 homeowners showed up to volunteer their time for work party - A letter will be sent to the homeowners as a follow up - The stone delivered were the wrong ones. Home Depot will be providing cap stones at cost and delivery. - Rory proposes we purchase the capstones to the stones installed which is around \$300. <ul style="list-style-type: none"> ○ Rory motions for approval of the purchase of the cap stones. Seconded by Costica, Jim and Jade. <p>Vote: All board members approved the motion</p>	
Lakes	- None	
Old Business:		
Lawsuit	<ul style="list-style-type: none"> - Costica provided updated. Court date is set for November 4th. We will follow up to find out the time. <ul style="list-style-type: none"> ○ Ric asked if the homeowners should be there. It's not necessary for all owners to be there. ○ Deborah concerned about the case and evidence ○ Court date should be listed on the website 	
Other Business:		
	None.	
Meeting adjourned at: 9:10 PM	Next meeting November 3rd, 2015 at Hilton Lake Fire station.	

