

<b>Hilton Lake Homeowners Association Board</b> Date: November 5, 2013 Time: 7pm Location: Fire Station	<b>Monthly Meeting Minutes</b>	
	Homeowners Present:  None	<input checked="" type="checkbox"/> Jim Brandley (2014) <input checked="" type="checkbox"/> Costica Gheorghiu (2016) <input type="checkbox"/> Rob Leon VP, Vice President (2014) Chair-Landscape <input checked="" type="checkbox"/> Von Kelly, President (2015) <input checked="" type="checkbox"/> Dave Flaming (2015) Chair- Architecture <input type="checkbox"/> Charlene Lind, Treasurer (2016) <input type="checkbox"/> vacant (Corine Wright removed due to missing 3 consecutive meetings) (2016) <input type="checkbox"/> vacant (2015)

Agenda Item	Topic & Discussion	Follow Up/ Responsible Party for Follow-up
Opening of Meeting	Meeting called to order at 7:00 pm. It was noted that a quorum of the Board of Directors were present.	
Approval of prior meeting minutes	The September meeting minutes were not available for approval. It is expected that Rob Leon will provide at December meeting.	
<b>Report of Officers:</b>	The board would like to pursue action be taken to foreclose on lien properties at next meeting.	Charlene to provide report at next meeting.
Treasurer		
President	None	
Secretary	None	
<b>Homeowner Presentation/concerns</b>	None	
<b>Report of Committees:</b>		
Landscape	None	
Architectural	Fence issue: Discussion ensued regarding the Lewis property line issue. Per Von, recent information received indicates the owner is dropping the claim.	Von and Costica to continue to monitor.
<b>Old Business</b>	None	
<b>Other Business</b>	It was noted that Corine Wight has been absent from three monthly Board of Directors meetings (7/2/13, 9/3 and 10/1 meetings) and as a result is removed per the By-Law requirement. Website needs to be updated to remove resigned board members and available positions.	Jim working on website update
Meeting adjourned at: 8:10 PM	November 5, 2013 meeting to be at Hilton Lake Fire station	

**Unfinished Business:  
( Not discussed )**

March meeting	Homeowner comments sent with dues.	Not discussed
	Explore possibility of adding trees to area along 35 <sup>th</sup> fence line to help screen out noise from auto-traffic.	Request bids / Charlene
	Update landscaping on turnarounds.	Request bids / Charlene
July meeting:	Von reported on various property maintenance issues relating to homes on 107 <sup>th</sup> . Following discussion, board directed a letter be sent to homeowner with multiple cars parked on street. Language should be more aggressive than in the past.	Charlene to prepare letter.
	Website needs to be updated to remove resigned board members and available positions.	Jim volunteered to work on website. Charlene to give website book to Jim. Von to give Jim sign-on information.
	Trees behind the Farris home were discussed. These trees are in common area and Rob will pursue getting estimates.	Rob to call Santos.
	Von will obtain a quote for blackberry removal by goats.	Rob will pursue getting estimates. Von to obtain quote for goats.
	Property line issue .	Von to obtain possible language from legal for addition to CCRs to strengthen the HOA position against encroachment.