

Hilton Lake Homeowners Association Board <hr/> Date: July 2, 2013 Time: 7pm Location: Fire Station	Monthly Meeting Minutes	
	Homeowners Present: Diane and Ric Gosser Paul Anderson	<input checked="" type="checkbox"/> Jim Brandley (2014) <input checked="" type="checkbox"/> Costica Gheorghiu (2016) <input checked="" 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 checked="" type="checkbox"/> Charlene Lind, Treasurer (2016) <input type="checkbox"/> Corine Wright (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 7:10 pm. It was noted that a quorum of the Board of Directors were present.	
Approval of prior meeting minutes	Motion by Mr, Gheorghiu , second by Mr. Leon and carried to approve June 4, 2013 minutes.	
Report of Officers: Treasurer	<p>There are currently 2 homeowners delinquent for 2013 dues. In addition, five homeowners have a lien due to prior year delinquencies and are also delinquent for 2013. The board recommended action be taken to foreclose on lien properties.</p> <p>Roof Lien penalty paid and confirmed it cleared. Jones roof case is now closed.</p> <p>Annual audit completed. Letter distributed from auditor indicating no discrepancies.</p>	Charlene to pursue.
President	<p>Von reported on various property maintenance issues relating to homes on 107th. 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.</p> <p>Website needs to be updated to remove resigned board members and available positions.</p>	<p>Charlene to prepare letter.</p> <p>Jim volunteered to work on website. Charlene to give website book to Jim. Von to give Jim sign-on information.</p>
Secretary	None	
Homeowner Presentation/concerns	Diane and Ric Gosser complained regarding garbage around tennis court. Board suggested it be cleaned up by any homeowner volunteer or be addressed at Fall work party.	
Report of Committees:		
Landscape	Rob reported he has been working with the new landscaper. Ivy	Rob to call Santos.

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	<p>on trees should be cleaned off. Charlene reported that she has tried to obtain invoices for payment from the new landscaper but they have not provided any yet. The auditor requires invoices for payment.</p> <p>Trees behind the Farris home were discussed. These trees are in common area and Rob will pursue getting estimates.</p> <p>Von will obtain a quote for blackberry removal by goats.</p>	<p>Rob will pursue getting estimates. Von to obtain quote for goats.</p>
Architectural	<p>Fence issue: Discussion ensued regarding the Lewis property line issue. Their actual property line as determined by a survey is different than what they expected the property line to be when they purchased the home. The survey had found that a significant area they expected to be their property is common area. At the annual meeting on 3/19 a few homeowners expressed concern over the HOA spending money on legal fees on the issue while a few more homeowners expressed support in defending the HOA ownership of common property against encroachment.</p> <p>New legal counsel has been obtained (law offices of Antoni Froehling , a real-estate attorney) and he is handling case. He is in contact with Costica and Von as needed. The situation is being monitored and the Board is awaiting response from the Lewis attorney.</p>	<p>Costica and Von to work with legal counsel.</p> <p>Obtain possible language from legal for addition to CCRs to strengthen the HOA position against encroachment.</p>
Old Business	<p>Lake treatments: Discussion regarding lake treatment and mosquito abatement. Dave noted that NW Aquatics is monitoring.</p> <p>Costica and Charlene noted the lake is much more murky than normal. Costica has a ponder treatment at his home and he will apply the treatment.</p> <p>Fish Stocking: Stocking permit was approved and Jim is working with a biologist and will order bass varieties when available. It was noted that \$600 was approved for stocking fish.</p>	<p>Dave to contact NW Aquatics.</p> <p>Jim continuing to pursue.</p>
	<p>Pet Waste stations: At the annual meeting a number of suggestions were made by a homeowner. Among those suggestions were that the HOA add dog waste stations to reduce pet waste. At the April meeting it was decided to add two pet waste stations; one by the tennis</p>	<p>Charlene ordered 2 pet waste stations Jim volunteered to install.</p>

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	court and one by the play area on 102 nd .	
Other Business	none	
Meeting adjourned at: 8:30 PM	September 3, 2013 meeting to be at Hilton Lake Fire station	

**Unfinished Business:
(Not discussed)**

	Homeowner comments sent with dues.	Not discussed
	Explore possibility of adding trees to area along 35 th fence line to help screen out noise from auto-traffic.	Request bids / Charlene