

**Hilton Lake Homeowners Association  
Board of Directors (BOD)  
Meeting Minutes  
March 6th , 2012, 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 Present:**

Rick & Diane Gosser

**Meeting called to order**

7:03 (in hallway as fire department was on a call)

**Approval of Prior Meeting Minutes**

February minutes approved with no changes. Dave has had problems opening up attachments in new word format. Will try and send PDF's in future.

**Project Updates:**

Dave to work with Von on locating contractors and bids for lake weed removal.

Dave has contacted several contractors who were generally not knowledgeable about mechanical removal of weeds and working or permits required in lakes. Costica offered to contact the EPA and help research options. Rob suggested that previous meeting minutes early last year be looked at clarifying jurisdiction of different departments.

New Irrigation controller on 32 drive and replace heads: Rob has priced controller, valves and heads. Need \$400 for parts. New controller to be mounted on posts/wood sign board in view of street. Lots of discussion ensued about possible vandalism. Rob pointed out that controller has locked plastic cover and only costs \$85 if damaged beyond repair. Others will look for possible metal boxes to mount over. Motion passed to authorize \$400 to purchase. Rob will order on line for reimbursement later. Will also return unused battery valves for valve box and misc parts to complete.

Rick Gosser offered to do repairs on existing grate covering weir at east end of south lake. Motion made to authorize \$300 for repair materials. Discussion regarding liability if homeowner repaired, and if area is left open while being repaired. Board voted to authorize funds for repairs.

For Spring Work party:  
Basketball nets-go with heavy nylon  
Landscape between lakes-need a plan or concept-Diane offered to help

**Bigger projects:**

Replace/repair timbers at all play-sets

**Treasurer's Report**

No report  
No update from Lawyer

**Budget 2012:**

Von and Charlene to put final draft together before annual meeting two weeks. Von will have to present as Charlene will be out of town.

**Include capital projects:**

*Need to rework play-set 102nd- Charlene pricing \$1800*  
*Replace grate covering swale Temporary repairs (300) Replace \$2500*  
*Remove hazard trees in common areas \$3500*  
*Replace dead trees around N lake \$850*  
*Re-landscape between lakes \$2000*  
*Landscape turn-around on 107<sup>th</sup> \$1500*  
*Gravel trails*  
*New lake signage \$500*  
*Play-set maintenance wood chips and repairs*  
*Lake renovation \$25,000*  
*North lake preservation/maintenance \$3500 (add line item to budget)*

**Secretary's Report**

Rob back on board email list. Has updated website with all available minutes, and amendments to covenants and bylaws.

***Committee chairs***

**Nominations:**

Possible candidates: Diane Gosser, Roy Ingle, and Von Kelly will re-up. Thanks Dave!

**Landscape:**

Rob L handed secretary the work tickets from Earthworks. Von called to have scrub trees removed around weir to make repairs accessible. Von handed new landscape contract to secretary. North lake and weed problem. Looks more like this will be a major project to clean. Board agreed that more has to be done to preserve lakes. Line item to be added for Lake preservation in 2012 budget. Wait to gravel trails after lake work is done.

**Architecture Committee:**

Lindsey Knight inquired about what roof types were allowed. Rob responded via email pointing to website. Dave responded also in formal letter.

**Welcoming Committee:**

No report

## **New Business/Comments from Homeowners**

Upcoming Annual homeowners meeting: Tuesday March 20<sup>th</sup> 7:00 pm HL Fire station.  
Mailboxes have had notices already for a week, banner on website for a week and postcards were received in Monday US mail.

### **Duties for Meeting prep:**

Von to give review of board accomplishments

Rob to bring ballot forms.

Von and Charlene to get together and finalize draft budget and bring copies for approval at meeting. Rob L. may present budget.

Rob to update on communication, website, related issues. Bring map of HLHA?

Rob L will arrange to get room early for meeting, or a key.

### **Unfinished Business:**

Junk cars and auto-shop being run out of home on 3413 102<sup>nd</sup> PI SE

Board filed formal complaint with Sno county. Case number 12-100557. Any additional complaints should be called in directly to Judy Wahl at 425-338-3311 ext. 2201

No update, no change

### **Adjournment of the Meeting**

The meeting was adjourned at 8:33