

**Hilton Lake Homeowners Association
Board of Directors (BOD)
Meeting Minutes
November 1st, 2011, 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:

None.

Opening of the Meeting

The meeting was called to order at 7:01

Approval of Prior Meeting Minutes

Approved October minutes with no corrections.

Project Updates:

Work party had meager attendance.

Tammy and Rob L will take flyers door to door next time?

Pick-up load of weeds was removed. Found weed rake made several years ago, really did not work. Had more luck with Danforth boat anchors loaned by Rob. Tractor bucket worked almost as effectively. Only 20 feet of shoreline done and 4 people 3 hours. Debris placed in back of 32nd dr ballpark.

107th play-set repaired. Railing re-attached. Rob M

Von has revised pricing and will order tennis court signs and 8 no swimming catch and release signs for lakes.

For Spring Work party:

Gravel trails, basketball nets, landscape between lakes.

New Business/Comments from Homeowners

Junk cars and auto-shop being run out of home on 3413 102nd PI SE. Board decided and will make an effort to intervene. Board agreed to have letter drafted by Cathy. Snohomish county sheriff has also had formal complaint registered by board member. Steve Mally investigated with Snohomish county planning and "junkyard Ordinance" is enforceable in this case.

Rob M will start file: send pictures (Costica), emails (Von) and other info to Rob for collection. Kathy to send letter in time for December meeting.

Von suggested that our CCR's need to have more "teeth". Bring other HOA's CCR's to table next meeting to discuss. Need to address Boats, RV's, extra cars, blue tarps, ect. Will draft revisions for March 2012 annual meeting.

Treasurer's Report

Total expenditures to date of \$27850.67 with \$14885.18 currently in bank.

Dues: Carolyn Farrell checks continue to clear. Need to step up amount? *Rob M to follow up with Carolyn and the Charlene.*

Remaining three homes are delinquent with two almost 2 years behind. Charlene has calculated interest and attorneys fees. Will contact the lawyer to see what is next step as well as typical timing typical of these issues. *No report _E-mail from Charlene reports 3 certified mailings came back undeliverable. We have done all we can do-next step foreclose on lien?*

Roof Lien: Charlene to draft letter to homeowner of non-compliant roof as "last chance" before HLHOA forecloses on lien. *September: Letters sent certified. No one party responded to board or showed at October meeting.*

Budget 2012:

Board voted to raise dues for 2012 to \$350/yr. Notice to be sent out this month of increase to all HO. *No action yet?*

Next year projects:

Need to rework play-set 102nd- Charlene pricing

Replace grate covering swale

Remove hazard trees in common areas

Re-landscape between lakes

New lake signage

Lake renovation

Swale cover \$2000

New sprinkler heads for play-park \$500 (Rob M has reached out to Silver Lake water district for rebates)

New timer and valves for play-park sprinkler system \$500

Secretary's Report

Rob M still not on Board distribution list. Also need to be able to post minutes to web site and cannot.

Committee chairs

Nominations:

None. Dave F. said he will not run again after his term expires March 2012.

Landscape:

More discussion of 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. *See Project updates for more.*

Dead cherry trees need to be replaced around North lake. Earthworks has provided bid to remove and replace for \$225 each. Questions on timing and size of tree remain. Removed one during work party. Will look at again in spring work party.

Pump still on feeding north lake. Dave F. will turn off. Rob gave the combination to the lock.

Rob M will replace the hasp on the shed next available weekend.

Water bill for 32 play-park excessive? Not surprising considering the problems we have had with battery controllers. Recommend budget money to install a real system

Von to 'ping' Earthworks on backflow testing and winterizing of 32 dr playpark. It is in their contract to do both.

Architecture Committee:

Roof Lien: See Treasures report above:

Welcoming Committee:

Tammy and Kathy are putting greeting letter together. Have list of home sales for last year.

Old Business:

No more from county on North lake swale.

*****December will have meeting on 6th*****

Get together at Tammy's after for holiday cheer!

Adjournment of the Meeting

The meeting was adjourned at 8:00