

**Hilton Lakes Homeowners Association
Board of Directors Meeting Agenda
April 6, 2010 7 p.m.**

Attendance:

Name (alphabetical)	New Position	Term ends	e-mail	Attended
Scott Cecile	Treasurer	2012	scott_e_dog76@hotmail.com	yes
Ray Delger	Vice President	2011	n/a	yes
Costica Gheorghiu	Landscaping Committee Member	2013	costicag@gmail.com	yes
Sheila Jordan	Architectural Committee Chair	2011	Sheila.K.Jordan@boeing.com	yes
Von Kelly	President	2012	vonandmary@comcast.net	yes
Tanya Kruk	Nominating Committee Member	2012	tekruk@earthlink.net	yes
Charlene Lind	Secretary	2013	Charlene_lind@yahoo.com	yes
Rob Marks	Nominating Committee Chair	2013	rmarks@wrightrunstad.com	yes
John Nist	Landscaping Committee Chair	2011	john_elly@comcast.net	yes
Homeowners	Address		Email	
None attended				

Meeting was brought to order at 7:04 p.m.

1. Welcome 2010-2011 Board members! (Charlene Lind, Rob Marks & Costica Gheorghiu)

Returning BOD members:

- Scott Cecile
- Ray Delger
- Sheila Jordan
- Von Kelly
- Tanya Kruk
- John Nist

2. Approve last meeting's minutes – with minor changes. Tanya motioned to approve, Von seconded.

3. **Budget** Review

- 7 homeowners still haven't paid dues
- 5 certified letters were returned
- Suggestion was made to have one BOD member and one non-BOD member hand-deliver letters, including \$100 reminder, in May.
- Scott has called some and left messages
- 2 we don't expect will pay due to status of home ownership

Items below include projects currently underwieggh as well as items raised in the last annual homeowner meeting.

Architectural Committee

Subject	Action Item	Updates	Person Responsible	Due Date
Unauthorized roof	Draft letter to homeowner with roof	Sheila spoke with the homeowners after the last meeting and will send the letter certified \$4,000 fee max	Sheila	April 15
Amendments to CCRs		Covenants have been filed with county, but we still haven't heard back if they have been approved. We have been charged a recording fee by the lawyer.	Sheila	
Annex to City of Everett	Research next steps to be taken, costs, pros and cons, to annex.	Von researched. Requires a petition and votes to do so. We would e-mail the city. Cascade Highlands did this and now they have lower taxes and better services. A City Council member lives in this subdivision. If you want a business in your home, it may be more difficult. Question of lakes coming under the jurisdiction of the city? Would that mean they would become public?	Von	
A HL home is being operated as a duplex	Draft a letter to homeowner (who is a realtor)		Charlene	Next meeting
	Look for letter sent to same homeowner in the past		John	Before next meeting

Landscaping Committee

Subject	Action Item	Updates	Person Responsible	Due Date
Trees in common grounds	Research an arborist who will walk through common grounds to identify any dangerous trees.		Ray	Next meeting
	Ask Earthworks if they have an arborist		John	Next meeting
	Determine what trees need to be trimmed/removed and on whose property they grow	- Lange? - Edminston?	Ray & John	Next meeting
	Contact Mr. Edminson re: his		Ray	Next meeting

	estimate			
	Rob recommended Kenny Tree – good experience with him. Will give Ray the Phone #		Rob	Next meeting
	Get an estimate of work to bring back to the board.		Ray	Next meeting
Lake health	Get an estimate of dredging lake to fight algae	Bad experience in past with removing peat, then it leeching back into the lake; can't haul it; smelly. Putting a liner under the lake would be the only way to get it to stop. Snohomish Co. won't help us. Subject dropped.	n/a	n/a
Tennis Courts	Get estimates and samples of root blocking fabric	We think it runs \$400-500 for sections of 200 ft. for better quality stuff, \$200 for thinner fabric	Scott	Next meeting
	Lay fabric once the cost is approved by BOD		Scott, Ray & Costica	
	Cut roots out before courts are repaired		Ray, Scott & Costica	
Community Garden	Ask Carolyn Farrell if she will write some ground rules, expectations, etc.	Concern about lots of rock & lack of topsoil, what if weeds grow into the next person's parcel...	Rob	Next meeting
Kids playing on ice	Research need to add signage about "Keep off Ice". Ask insurance carrier if we have an "attractive nuisance."	BOD decided not to pursue because signs wouldn't stop the behavior and would only look messy	n/a	n/a
Trees along 35 th Ave.	Discuss with landscaper to allow trees to grow taller but still trim sides. This will reduce noise to homeowners.	Talk to Earthworks about requested trimming	John	Next meeting
Sparse topsoil	Research estimates of adding topsoil to north side of the South lake (gets very dry)		Ray	Next meeting
	Spread the soil with tractor or rakes once we purchase it		Rob	
Clean up day	Set date and task list – MAY 8	Task List Start: - add topsoil - trim ball field - maintain stairs down 32 nd Drive - rent a chipper?	Rob	Next meeting
	Put out signs advertizing it		Tanya & John	April 30
	Supplies to Bring: - table - attendance list - drinks, coolers, snacks, - yard tools...		TBD	

Communications

Subject	Action Item	Updates	Person Responsible	Due Date
e-mail list	Build e-mail distribution list of homeowners – Note: ONLY use BCC feature to e-mail residents!			
Website	Update website <ul style="list-style-type: none"> • New BOD members & term years • Add mailing address • Update look • Create folders for minutes for each year 			
Garage sale	Research when Pioneer Trails will have theirs.	April 24 and Sept. 25	Tanya	Next meeting
July 4	Announcement about July 4 noise after 12am			
Community Maps	Make copies for all Board members		Ray	Next meeting

4. Voted new positions in (winners are listed on first page)

Ray made a motion to adjourn the meeting at 8:50 p.m., Von seconded it.