

**Hilton Lake Homeowners Association
Board of Directors (BOD)
Meeting Minutes
October 3rd, 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:

Steve Mally

Opening of the Meeting

The meeting was called to order at 7:01

Approval of Prior Meeting Minutes

Approved September minutes with correction to treasures report. \$23,310.06 spent to date with \$19,375.79 in bank at end of August.

Project Updates:

Tennis court rules signage needs to be replaced. Cathy, board agreed on verbiage. Draft by Cathy approved and cost for 2 aluminum signs with vinyl cut letters applied to be done by Fast Signs.

107th play-set Still needs railing for slide repaired. Bolts have rusted/broke. Wood in good shape. Rob M will look at

Top beam was painted/stained by Rob L.

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.

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.

Treasurer's Report

Total expenditures to date of \$25,376.74 with \$17,334.11 currently in bank.

Dues: Carolyn Farrell checks continue to clear. Need to step up amount?
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.

Charlene will not be at November meeting, but will provide budget template for 2012 for next meeting.

Secretary's Report

None.

Committee chairs

Nominations:

None

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.

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. Table for now.

Fall work party will be October 15th. Cathy to post sings

List includes: Weed removal around North lake, replace irrigation controllers 32dr playpark reset valve box, Tree & trail trimming north lake, prune trees at outlet of south lake. Two basketball nets need to be replaced.

Tennis court nets: suggested that they be removed and stored for winter. Decided that there is too much winter use.

Budget 2012:

Board voted to raise dues for 2012 to \$350/yr. Notice to be sent out this month of increase to all HO.

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

Architecture Committee:

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.

Welcoming Committee:

Tammy not present. Charlene provided list of address' and names of homes that sold in 2011. Cathy to touch base with Tammy.

Old Business:

Sno County says we have not maintained drainage culvert by 102nd? Von to follow up and include Rob M for history if necessary. Suspect drainage problem behind several houses on 102, that was created by Joe Jackales development of Hilton Place is more the issue, not our swale.

Adjournment of the Meeting

The meeting was adjourned at 8:25