

**Hilton Lake Homeowners Association
Board of Directors (BOD)
Meeting Minutes
June 7th, 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:

Stan Sinex
Carolyn Farrell

Opening of the Meeting

The meeting was called to order at 7:11

Approval of Prior Meeting Minutes

Approved May meeting minutes. Approved May minutes with name spelling corrections.

Project Updates:

Spring work party was a success:

8 stair treads replaced on 107 to 32 dr trail

Lumber pulled from lake

Sign at tennis courts removed

Lots of brush removed from 32 drive trail

___loads taken to Pacific Topsoils

Boxes in shed gone through-Kathy, Dave and Mary with contents list made

Tammy to scan important documents electronically

Sign at 103rd reset

Pacific Topsoils account

Tennis court nets were replaced, but one damaged by contractor on install. Contractor to replace.

Now scheduled for Saturday May 12th. Cracks touched up as same time.

Website still needs to be updated with additional information. Kendra can migrate as well as still host at no additional charge. Board voted to migrate to new platform. Von to contact Rob when complete. Rob (secretary) will be responsible for updating content once on new platform. Von trying to contact Kendra.

New Business/Comments from Homeowners

New homeowner Kelly asked about lawn strip and who maintains hasp to be replaced at work party by Costica. Still needs to be repaired?

Rob had additional keys made for both locks and will get to Kathy. Kathy and Dave to go through boxes and look for valuable info as well as "architectural Guidelines"

Dave posted flyer for Garage sale on the 25th.

Dave to handle flyer, signs, adds in paper.

Need to rework playset- Charlene pricing

North lake-Don concerned about weeds taking over-Rob to follow up.

Update: Rob met with him and no interest as he is selling house.

Carolyn Farrell gave Von checks for dues and will deposit over next several months.

Treasurer's Report

Email inquiry from Windermere agent for 3324 104th pl SE-one of houses missing dues: Charlene to respond.

3rd notices to delinquent homeowners was sent, but was not send Certified Mail. Opportunity for homeowners to come to board and plead their case was not exercised. Will have to send 10 day pay up or lien letter that is certified before liens can be placed.

Currently \$1600 in dues and special assessment outstanding between 5 homes.

Motion to follow standard business practices of sending notices: 3rd notice will be certified and if not paid in 10 days will be subject to lien.

Passed.

Three letters sent to delinquent w/10 day notice

Will further discuss setting formal dates for all dues and related notices next meeting.

On line banking is available for our account. Charlene would like to use this service. Do not know the ramifications for checks and balances and two party signatures. Rob will check with his work accountants on protocols used. Not possible at this time.

Can we charge interest on delinquent dues? Declaration supersedes bylaws so 6% interest allowed. Going forward will produce letter w/interest amount included with notice of 10 days and then foreclose on lien.

Secretary's Report

7yr of adverse possession to take over property: Rob's neighbor is concerned about lot lines, yet has taken over a large section of common area property.

Committee chairs:

Nominations:

Nominating: No new interests.

Landscape:

Swimming mowers?

Ball park not mowed

32 dr play park Mower hit meter cover and broke metal inset cover

Have start mowing strip along 32dr

Architecture Committee

Dave and Kathy to locate "guidelines" document. Will have to be cognizant of conflicting or superseding CCR's.

Dave found old Architectural guidelines dated 1983. Need to make sure they do not conflict with CCR's and Bylaws. Rob to scan in.

Landscape Committee

Rob turned on 32 play park and set timers. Spent 1 ½ hrs clearing grass from heads and digging up one head pushed over by roots. Recommend budget to replace all heads next year as most seals are gone and wasting water.

Spring work party is scheduled for May 7, 2011. (9AM till Noon) A list of work is still needed

Brush crew-will now do with trucks and trailers. Stan to check with Pacific Topsoils

Play-set on 107th has been repaired-still needs stain which is in shed.

Steps on trail behind 107th pay-set Charlene has timbers to donate.

Reset 102nd sign

Repaint sign for tennis courts. If taken down, Kathy has volunteered her artist skills.

Kathy to coordinate food.

Old Business

Tree behind Langes needs to be looked at?

Update: Von and Rob looked at and we need to budget for 2012. White pines are dying but do not appear to be a fall hazard.

Other Business

Stan Sinex has offered to review RCW 64.38 Rules governing Homeowners associations and compare with HLHOA documents and brought recommendations. Need to make sure we comply with state Rules. It appears none of our CCR's or Bylaws conflict. These add clarification. Thanks Stan!

Link to: <http://apps.leg.wa.gov/rcw/default.aspx?cite=64.38>

Adjournment of the Meeting

The meeting was adjourned at 8:45