

Hilton Lake Homeowners Association Board <hr/> Date: March 19th, 2013 Time: 7pm Location: Fire Station	Annual Meeting Minutes
	Homeowners Present: See list of 21 attendees representing 15 homes
	<input type="checkbox"/> Vacant (Cathy Johnson resigned 2-13) (2014) <input checked="" type="checkbox"/> Jim Brandley (2014) <input checked="" type="checkbox"/> Costica Cheorghiu (2013) <input checked="" type="checkbox"/> Rob Leon VP, Vice President (2014) Chair-Landscape <input checked="" type="checkbox"/> Von Kelly, President (2015) <input checked="" type="checkbox"/> Dave Flaming (2015) Chair- Architecture <input checked="" type="checkbox"/> Charlene Lind, Treasurer (2013) <input type="checkbox"/> vacant (Rob Marks resigned 12-12) (2013) <input type="checkbox"/> Diane Gosser – To removed due to missing 3 consecutive meetings (2015)

Agenda Item	Topic & Discussion	Follow Up/ Responsible Party for Follow-up
Opening of Meeting	Meeting called to order at 7:00 pm. It was noted that a quorum of members were present. It was further noted that a quorum of the Board of Directors were present.	
<u>Report of Officers:</u>		
President -Review of Accomplishments -Number of Board members	Von reported on prior year accomplishments. <ul style="list-style-type: none"> • Approved new roofing requests • Received roofing violation settlement • Spring and fall work party accomplishments- Playset woodchips, Tree removal, Play-set painting and rope replacement, graveling 80% of trails, incorporated new lake treatments • Fish stocking • Followup on legal/financial matters He also reported the following: <ul style="list-style-type: none"> • Verizon has approached the community to offer a lease arrangement for a small area of approx. 24 ft x 24 ft to place equipment. The details of the offer are being evaluated. • A new landscape company has been retained and will save the HOA about \$6000 / year. The scope of work to be provided is exactly the same as prior landscape company. The landscapers will begin 4/4/13. Finally he reported on an increasing difficulty in retaining and coordinating volunteer board members. He noted that he spoke with a number of other HOA's and attorneys which recommended a group of five board members. Discussion ensued regarding the By-Laws, CCR's and Articles of Incorporation and requirements in order to implement a change. It was noted that the By-Laws, Article IV. Board of	Charlene to send amendment for legal review. Once signed, by officers it will be added to public record.

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	<p>Directors: Selection: Term of Office, states in Section 1: Number . “The affairs of this Association shall be managed by a Board of Nine (9) directors, who need not be members of the Association.” Following additional discussion, the following motion was made:</p> <p>Motion made by Mr. McMahan, seconded by Mr. Gheorghia and carried by 11 members to amend the By-Laws, Article IV. Board of Directors: Selection: Term of Office, Section 1: Number. to: “The affairs of this Association shall be managed by a Board of Seven (7) directors, who need not be members of the Association”, effective immediately.</p> <p>Motion made by Mr. McMahan, seconded by Mr. Gheorghia and carried by 11 members to amend the By-Laws, Article IV. Board of Directors: Selection: Term of Office, Section 2. Term of Office. “...at each annual meeting thereafter the members shall elect two (2) directors for a term of three(3) years. Every three years the members shall elect three (3) directors for a term of three (3) years.”</p>	
<p>Treasurer</p> <p>-Budget Review</p> <p>-Legal Fees and Property Line Issue</p>	<p>Charlene Lind reviewed the budget for 2013 and actual expenses for 2012. She noted that the annual audit is in process and the prior year audit had no discrepancies. The auditor had made one recommendation regarding documenting deposits and this recommendation has been implemented. The budget was approved by the homeowners.</p> <p>A question was raised regarding an increase in legal expenses in the upcoming budget. She noted there is a homeowner with a property line issue. Discussion ensued and Nancy Lewis reported they have hired an attorney regarding their actual property line as determined by a survey versus what they expected the property line to be when they purchased the home. The survey had found that a significant area they expected to be their property is common area. A few homeowners expressed concern over the HOA spending money on legal fees on the issue while a few other homeowners expressed support in defending the HOA ownership of common property against encroachment.</p> <p>Von also noted that the CCR’s are weak in this area and need</p>	<p>The Board will obtain a second legal opinion on the matter.</p>

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	stronger language to protect the HOA against Adverse possession.	
<u>Homeowner Presentation/concerns</u>	<p>Mrs. Marks made the following comments and recommendations:</p> <ul style="list-style-type: none"> - Root of cottonwood on north lake trail be removed from trail to reduce possible injury - Improve trail access on common area easements (107th to south lake, 34th to south lake, 104th to north lake) - Grade gravel on trails to improve evenness - Add dog waste stations to reduce pet waste - Welcome sign rather than Private property sign <p>The Board thanked Mrs. Marks for her comments.</p>	
<u>Other Business:</u>		
Fish stocking	Jim Brandley reported he is completing research on stocking fish of varieties other than trout that may be more hardy, such as bass. A Wa Dept of Fish and Wildlife representative will be invited to present information to the Board at an upcoming meeting.	
Spring Work Party	Discussion ensued regarding the work party date scheduled for 3/23 and the excessive rain that does not provide good conditions for the effort. Following discussion, it was agreed to reschedule the work party for 4/20.	
<u>Election of Open Board of Director positions:</u>	<p>The following Board of Directors term is expired at this meeting:</p> <ul style="list-style-type: none"> - Costica Gheorghia - Charlene Lind - Vacant position <p>Corine Wright was nominated for a Board position. Corine accepted the nomination.</p> <p>Costica Gheorghia was nominated for a Board position. Costica accepted the nomination.</p> <p>Charlene Lind was nominated for a Board position. Charlene accepted the nomination.</p>	

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	<p>No further nominations were made. Following a secret ballot, the following Board members were elected by the members present by majority vote:</p> <ul style="list-style-type: none"> - Corine Wright - Costica Gheorghia - Charlene Lind 	
Meeting adjourned at: 8:30 PM		