

Hilton Lake Homeowners Association Board Date: February 3rd, 2015 Time: 7pm Location: Fire Station	Monthly Meeting Minutes	
	Homeowners Present - Rory Engel	HOA Board Members <input checked="" type="checkbox"/> Jim Brandley (2017) <input type="checkbox"/> Costica Gheorghiu (2016) <input checked="" type="checkbox"/> Christian Mead - Secretary (2017) <input checked="" type="checkbox"/> Von Kelly, President (2015) <input checked="" type="checkbox"/> Dave Flaming (2015) Chair- Architecture <input type="checkbox"/> Charlene Lind - Treasurer (2016) <input checked="" type="checkbox"/> Jade Miller (2017)

Agenda Item	Topic & Discussion	Follow Up/ Responsible Party for Follow-up
Opening of Meeting	Meeting called to order at 7:03 PM by Von Kelly. It was noted that a quorum of the Board of Directors were present.	
Approval of prior meeting minutes	Reviewed the January 6th, 2015 meeting minutes. Motion for approval by Von Kelly, seconded by Jade Miller and carried to approve January 6th, 2015 minutes.	
Report of Officers:		
Treasurer	Charlene reported: <ul style="list-style-type: none"> - 80% of the HOA dues have been collected - The books are being audited by our accounting firm 	
President	<ul style="list-style-type: none"> - Von spoke with lawyer. Thursday, Feb 26th is the court date for the fence issue. Time to be announced. - Von proposes re-enabling the welcome packet. <ul style="list-style-type: none"> o Welcome letter o Board Information o Map o Phone numbers o Chamber of Commerce - Von asked secretary to listed accomplishments for annual meeting - Annual meeting is for March 17th at 7 PM - Jim to get the keys for the space for annual meeting - Two board position open up in March - Playgrounds need follow up 	
Secretary	None	
Homeowner Presentation/concerns:		

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Rory Engel	Rory voiced concerned about using the HOA fees and we should put them to work.	
Report of Committees:		
Landscape	<p>Jim Brandley discussed the need to refurbish the entry signs into Hilton Lake.</p> <p>Jim Brandley discussed a previous issue regarding the over growth of laurel trees/bushes near tennis courts/35th. Approved up to \$200 to remove debris by the work party. Motioned for approval by Von Kelly, seconded by Dave Flaming.</p>	
Architectural	<ul style="list-style-type: none"> - Fence on property off 34th DR SE on south lake needs to be reviewed with survey. Discussed putting a lean on the house to get a survey on the house to see if house in violation of property line. - Jade put together a list of projects for the community. <ul style="list-style-type: none"> • Refurbish the “baseball” field into dog off leash area, and/or measured jogging loop, and/or outdoor workout area • Remove moss along the common areas of both lakes (refurbish the grass) • Remove dead trees on north lake • Fix or remove concrete drainage pipes around lake • Re-grade “hump” just south of railroad tie retaining wall, on the south lake • Replace/rework railroad tie retaining walls on north side of south lake • Replace/rework trail, and especially stairs, between 32nd and the upper neighborhood • Re-level/grade grassy areas around lake, so they are level with path • Add additional shrubs along 35th Street Fence • Widen path on east side of Bridge • Add solar power lighting around lake and/or courts • Low maintenance landscaping on rounds • Replace Playgrounds • Add “welcome” Sign on 32nd street in upper neighborhood. - Moss is covering the entry way on 35th and 104th walkway. - Jade proposes to lead the Architecture Committee as Dave will be off the board next month. 	
Lakes	Dave is waiting to get the time table back from the lake treatment	

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Playgrounds	Needs follow up.	
Old Business:		
Lawsuit	Court date is set for Thursday, Feb 26 regarding the fence line issue.	
Other Business:		
Member Election	Jade Miller nominated Rory Engel to the HOA Board. The motion was seconded by Von Kelly. Rory is now a member of the HOA Board till 2018.	
Meeting adjourned at: 8:10 PM	Next meeting March 3rd, 2015 at Hilton Lake Fire station	

**Unfinished Business:
(Not discussed)**

March meeting	Explore possibility of adding trees to area along 35 th fence line to help screen out noise from auto-traffic.	Request bids / Charlene
July meeting:	Website needs to be updated to remove resigned board members and available positions.	Jim volunteered to work on website. Charlene to give website book to Jim. Von to give Jim sign-on information.