

MINUTES

HILTON LAKE HOA BOARD MEETING

Oct 4, 2016 - 7 PM @ Hilton Lake Fire Station

Officers Present with Term

President Dave Meythaler - 2018

Stan Sinex – Secretary – 2019

Rob Marks – Treasurer – 2019

Jim Brandley – 2017

No Community members present

Approval of September Minutes - with minor changes.

Treasurers Report – approved. Comments included Landscaping payments, and Lien payment recovery for unpaid Dues from 32nd DR homeowner.

Old Business

Landscaping update – No contract settled at this point

Common Area Tree Management Guidelines - postponed for next meeting

Dog station issues – Christian Mead removed some cans per Board vote.

HOA shed roof – Jade Miller to continue research repairs

Dead trees near Johan (2) & 32nd DR ball field (1) – Jim Brandley to follow up on who owns the Dead trees and Stan to confirm quotes for removal of tree in ballfield. Vote was taken to approve tree removal with lowest bid.

Dead tree hazard near trail/bridge on property off of 104th, no further comments

Abandoned home 3207 104th and Neglected house 3202 102nd (follow-up)

Stan contacted Everbank, owner of 3207 and they promised to expedite a sale process, Stan contacted owner representative of 3202 again with confirmation repairs would continue into next year.

Foreclosure sale for 32nd Dr (Dec) w/lien for \$350 – action?

Lender for owner contacted HOA to payoff unpaid dues

Open Board position, no new volunteers

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New Business

Homeowners notification of lawsuit issues, dues increase, common area tree issues

Discussion about placing a summary of lawsuit history/summary on the website.

Jim Brandley said he would develop a lawsuit summary for posting on the web.

Stan and Rob to contact Christian about mailing of notice to homeowners about 2017 dues increase and other mailings about work parties next year.

Small claims court to collect foreclosed home delinquent dues? (104th by 35th?)

Due to court costs, time and little possibility of recovery, pursuing this collection was dropped.

Budget priorities for next year

Discussion included Lake Water improvement, including treatment, a bigger pipe from the pump and a bigger pump. Tennis courts need a sealer/paint, entrance signs need new supports, play structures may need repair/replacement. Approval was also given to Rob Marks to buy Black Dog decoys to act as deterrent against geese immediately.

Work Party Planning for Spring 2017

A notice will be sent out early next year to give a date and some instructions about the work. Dave M. volunteered to begin initial development of specifics.

Asphalt Roofing request/approval form – discussion

Dave M. volunteered to develop form/checklist.

Clarification of action issues prior to next meeting

Dave M. to start spring work Party prep

Dave M. to develop roof approval checklist

Jim B. to follow-up with Duane about Dead trees

Stan S. to contact Christian about getting dues letter out.

Rob M – to look for old dues letter format and send to Christian

Rob M. approved to purchase 3 Dog Decoys/ Goose Deterrent for Lakes

Adjournment