

**Hilton Lake Homeowners Association
Board of Directors (BOD)
Meeting Minutes
September 6th, 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:

None

Opening of the Meeting

The meeting was called to order at 7:07

Approval of Prior Meeting Minutes

Approved June meeting minutes.

Approved August minutes

Project Updates:

Tennis court nets 100% complete. Coating repaired and patched in several places under warrantee. Old net by shed door needs to be put away. Rob L to get key from Rob M and take care of.

Tennis court rules signage needs to be replaced. Kathy, board agreed on verbiage. Next step price signs?

New Business/Comments from Homeowners

Junk cars and auto-shop being run out of home on 102nd. Board to make an effort to intervene?
But what action?

107th play-set needs railing for slide repaired. Bolts have rusted/broke. Wood in good shape. Top beam needs paint/stain. Rob L volunteered to paint-materials in shed.

Treasurer's Report

Total expenditures to date of \$23,310.06 with \$19,375.79 currently in bank.

Dues: Carolyn Farrell checks continue to clear.

We have been locked out of PO box for non-payment. Did not receive bill? Charlene to investigate.

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. Charlene to produce letter with interest calculated from end of February.

Secretary's Report

None.

Committee chairs

Nominations:

none

Landscape:

Von has been working with Earthworks to insure new grass strip and swale by 102nd play-park is mowed.

More discussion of North lake and weed problem. Looks more like this will be a major project to clean. Can lake be left to dry up and work be done more easily. Where can dredging materials be placed. Costs?

Laurel has been trimmed down to waist height between lakes.

Fall work party? Pick weekend early in October and Rob M to develop project list. Lots of tree trimming and dead trees to remove/chip.

Rob M has purchased two new timers for 32 dr. irrigation. May schedule for fall work party to install.

Lake:

Rob met with excavating contractor for North lake and recommends time to dredge. Long-reach excavators should work. Will continue to pursue pricing.

Costica did treatment in August.

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.

Architecture Committee:

Roofs: Dave F. gave Secretary 3 letters and documentation that these new roofs comply with 450# minimum per sq.

Roof Lien: Charlene to draft letter to homeowner of non-compliant roof as "last chance" before HLHOA forecloses on lien.

Welcoming Committee:

Tammy not present. Costica would like to re-institute welcome committee. Not just to hand off rules regulations, but for the right reasons-to be neighborly.

Old Business:

Need to rework play-set 102nd- Charlene pricing

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. Budget for next year?

Adjournment of the Meeting

The meeting was adjourned at 8:15