

Meeting Minutes – February 2nd, 2016

HOA Board Present:

- Jim Brandly
- Roy Engel
- Charlene Lind
- Costica
- Jade Miller
- Dave M

Homeowners Present:

- Mike Shorb
- Stan Sinex
- Mary and Dave Flaming
- Scott CiceI

Opening of Meeting:

- Meeting start outside of the fire station due to locked door.
- Called to order at 7:05PM by Jim. Quorum present.
- January Meeting Minutes were approved at 7:20PM.

Special Presentation:

- Certified arborists Robert and Lisa Williams gave a short presentation outside regarding the value of having an arborist evaluate the trees and vegetation for the HOA such as Hilton Lake.
- They would evaluate 'value vs nuisance' and assess health and condition of threes as it pertained to the danger, disease or good health. They could also put different rick levels on the trees and suggest proper trees for replacement if necessary.
- The board would invite back for assessment at a later date. The board thanked them for their attendance.

The board meeting moved inside to continue the meeting as the door was unlocked.

Reports -

Treasurer:

- Charlene presented updated budget sheet. Final expense of lawyer not in yet. Charlene reported on having insurance claim go through foe damaged sign. Agreed that a check would cover replacement of sign and Him Brandley would follow up.
- Jim made motion to replace sign when insurance money come in. Motion seconded and passed.

Homeowners Concerns:

- Most homeowners in attendance sere concerned and wanted to know about the loss of the Lewis court case. Jim and Dave helped explain why this happened. It was a general consensus that we were all not happy with the outcome but wanted to mitigate final court costs.

- Stan Sinex: Concerned about the "Tree/Vegetation Management" policy in the works. Felt all the burden went on the homeowners. Jim asked Stan to forward his concerns in writing to the board regarding the proposed policy.

Other:

- Jade Miller: reported having trouble getting good bids for landscaping. Santos still on retainer. Jade will revisit subject matter and report back in March on "check list" and possible new bids. It was reported that the dead fallen tree on the North Lake had been removed.
- Christian to send out dates for Sprint and Fall Work Parties. Also Garage Sale and Upcoming General Homeowners Annual Meeting on March 15th, 2016 at 7:00PM
- General Discussion on next step for court case. Jim Brandley agreed with the group we will not appeal if no fees are assessed. Jim will contact Toni, our lawyer, on our decision via email.

Adjournment:

- Jim Brandley acknowledged next board meeting on March 1st.
- Meeting Adjourned at 8:45PM

Stan & Jill Sinex

10524 32nd DR SE
Everett, WA 98208
425-338-2104

Date: 9/8/2015

Hilton Lake HOA
PO Box 13111
Mill Creek, WA 98082

Hello Neighbors,

I am writing to express my concerns about the evergreen trees in the green belt behind my home. I believe the hot and dry conditions over the last three years have contributed to unhealthy trees that have become a danger to my home as well as a severe nuisance. I just found one of my own trees starting to fall so my concern has been heightened.

Some of these trees are beginning to lean towards my home and in other directions. All the trees drop bushels of pine needles on my back yard, deck and roof. They also pull fertilizer and water out of my yard. You can see major root systems heading into my yard.

My neighbor replaced the grass in his back yard a few years ago but it is now dead again. There is no point in trying to rehabilitate my lawn if the trees keep taking nutrients and dumping needles.

I could dig down and cut off the tree roots at my property line as well as cut limbs that overhang my property, but this would might kill the trees and/or make them even sicker. In the past the HOA has topped these trees, thus reducing the needles and danger.

Please let me know your ideas on this problem and help reduce the danger and nuisance to my home and property.

Sincerely,

Stan Sinex

Sent via certified mail.