

Hilton Lake Homeowners Association Board Date: February 5th, 2013 Time: 7pm Location: Fire Station	Monthly Meeting Minutes
	Homeowners Present: None
	<input type="checkbox"/> Cathy Johnson (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"/> Dianne Gosser, (2015)

Agenda Item	Topic & Discussion	Follow Up/ Responsible Party for Follow-up
Opening of Meeting	Meeting called to order at 7:10 pm	
Resignations and Appointments	Von nominated homeowner Jim Brandley to join the Board to replace position vacated by Tammy. The Board accepted Jim Brandley's nomination.	<ul style="list-style-type: none"> • Add Jim to email list / Von • Add Jim to Board member list/ Charlene
Approval of prior meeting minutes	<ul style="list-style-type: none"> • Motion by Ms. Lind, second by Mr. Leon and carried to approve December 2012 minutes. • Motion by Ms. Lind, second by Mr. Leon and carried to approve January 8, 2013 minutes. 	
<u>Report of Officers:</u> Treasurers rep	Ending balance as of 1/31/13 - \$21,017.42. Payee details added to monthly report to clarify expenses.	
President	Von expressed interest in reducing # of Board members to assist in creating more efficient meetings. He spoke with an attorney and management company and they recommend 5 board members at the most. Discussion ensued and it was clarified that an Amendment would be needed to the Bylaws to allow this. This could be accomplished at the annual meeting. Board agreed to consider this option in the future.	
Secretary	Annual meeting date will be 3/19/13.	Draft notice to Homeowners by 3-4. / Charlene
<u>Homeowner Presentation/concerns</u>	None	
<u>Report of Committees:</u>		
Landscape	None	
Architectural	<ul style="list-style-type: none"> • Roof Lien: Von had signed settlement and HOA should receive settlement shortly. • Fence issue: Received fence response letter from attorney. Board had agreed to offer small triangle piece of land at 	Contact HOA legal to respond / Dave

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	back. Homeowner responded with additional request for area along trail. Following discussion, the Board agreed that the prior offer made is the final offer.	
New Business	<ul style="list-style-type: none"> • Fish Stocking: Discussion ensued regarding stocking trout. The Board agreed to take a look at other varieties that may be more hardy, such as bass. Nisqually Trout Farm sent inquiry to Board and the Board indicated interest in finding out what the company offered. • Von reported that Verizon wireless would like to lease a 25ftx25ft area next to tennis court and 35th for equipment. They will install a cedar fence to hide equipment will pay \$600 / month to HOA. Discussion ensued and the Board expressed desire that equipment be located on the south side of tennis court and vegetation planted to hide fence. Board agreed to move forward on the proposal by Verizon. 	<ul style="list-style-type: none"> • Contact Dept of Natural Resources to ensure compliance with any regulations / Jim Contact Nisqually at 360-491-7440/ Von • Obtain details of equipment to be installed and location for review by Board/ Von
Old Business	<p>Evergreen tree care removed large cotton wood at North lake, wind sail two large trees on hill behind 32 drive. Rob Leon confirmed work had been completed per Rob Marks. Billing for \$3,285 paid. Discussion ensued regarding work performed and whether it was the scope of work in their bid.</p> <p>Lake treatments: Discussion regarding the Boards interest in hiring a contractor to manage lake health. Cathy and Dave were to work on this for next year.</p>	<p>Review bids to confirm work/ Von, Costica, Charlene</p> <p>Request bids / Dave and Cathy</p>
Meeting adjourned at: 8:15 PM	March 5 meeting to be at Hilton Lake Fire station	

**Unfinished Business:
(Not discussed)**

	ABM school to provide insurance waiver and sponsoring homeowner information.	Pending receipt of information/Cathy
	Explore possibility of adding trees to area along 35 th fence line to help screen out noise from auto-traffic.	Request bids / Dave and Cathy