Hilton Lake Homeowners Association Board	Month	ly Meeting Minutes
Date: January 5th, 2016 Time: 7pm Location: Fire Station	Homeowners Present - None	HOA Board Members Jim Brandley (2017) – President Rory Engel (2018) - Vice President Charlene Lind (2016) - Treasurer Christian Mead (2017) - Secretary Costica Gheorghiu (2016) Jade Miller (2017) Dave Meythaler (2018)

Agenda Item	Topic & Discussion	Follow Up/ Responsible Party for Follow-up
Opening of Meeting	Meeting called to order at 7:07 PM by Jim Brandley. It was noted that a quorum of the Board of Directors were present.	
Approval of prior meeting minutes	Reviewed the December meeting minutes. The meeting minutes were approved by all those present with one correction to the spelling of Lisa.	
Report of Officers:		
Treasurer	<ul> <li>Charlene pasted out current budget and the 2015 expenses. Attached to the minutes.</li> <li>Sign on entry of 102nd was knocked down and reported by a homeowner who was a witness. Discussed filing a police report.</li> </ul>	
President	<ul> <li>Discussed the tree cutting policy document for the community. Dave provided the final copy for approval. It was decided to present to the homeowners at the annual meeting.</li> <li>Fence lawsuit court date is January 12th at 9:00 AM at the Snohomish County Court House</li> <li>It was noted that the house on the north lake, west of the canal is replacing their roof. The architectural community did not receive notice of the roof replacement from the homeowner to ensure it meets the requirements of the CC&amp;Rs and by-laws.</li> <li>Discussed the house on 102nd with the cars in the front and on the street. Will look into county code enforcements.</li> <li>Jade to provide information regarding the landscapers and the contract. Rory will follow up with Jade.</li> <li>Discussed the dog stations. Rory to continue to maintain them.</li> </ul>	
Secretary	<ul> <li>Website now allows for homeowners to pay dues on the website. PayPal does provide a fee for processing.</li> <li>Will be sending out an email regarding upcoming dates by weeks end.</li> <li>Planning Committee to provide dates for spring and fall work party and garage sale</li> </ul>	

Agenda Item	Topic & Discussion	Follow Up/ Responsible Party for Follow-up
	- Christian will not be present for the February meeting.	
Homeowner Presentatio	n/concerns:	
	N/A	
Report of Committees:		
Landscape	- None.	
Architectural	- None	
Planning	- None	
Lakes	- None	
Old Business:		
Lawsuit	- Lawsuit: January 15 <sup>th</sup> at 9:00 AM in the Snohomish County Court House	
Other Business:		
	None.	
Meeting adjourned at 8:20 PM:	- Next meeting, February 2nd 2016, is the next meeting at Hilton Lake Fire station.	

Hilton Lake Operating Statement	January	February	March	April	May	June	July	August	September	October	November	December	ATD	2015 Budget
Starting Bank Balance	13,901.60	28,217.97	38,502.17	36,463.47	39,275.33	36,230.49	35,650.30	27,843.52	25,820.79	23,222.10	21,512.72	17,772.50		\$ 13,901.60
INCOME														
Lien Fees/collection		700.00	350.00	1,400.00			850.00						3,300.00	2,100.00
Dues 2015	16,800.00	15,750.00	3,850.00	1,400.00	700.00		1,050.00			145.83			39,695.83	40,950.00
Other/interest income		41.94	20.97	139.80	2.33		30.29			0.97			236.30	
Income	16,800.00	16,491.94	4,220.97	2,939.80	702.33	00.00	1,930.29	00.00	0.00	146.80	0.00	0.00	43,232.13	56,951.60
EXPENDITURES														
Activities/Fees/Welcome							10.00						10.00	50.00
Lien Fees/Collection	277.50	277.50	142.50			508.75							1,206.25	
PO Box Rental									66.00				66.00	62.00
Office (Copying & Mailings)/ Keys	38.44		94.56		12.35	46.94	35.33						227.62	300.00
Annual Audit of Books			345.00										345.00	345.00
Insurance							2,793.00						2,793.00	2,900.00
Internet fees			227.20										227.20	180.00
Other Legal Fees		2,611.50	2,800.00				2,050.00		817.00			4,813.90	13,092.40	5,000.00
PUD		90.40		33.94	33.94			352.04			290.04	35.99	836.35	1,100.00
Silverlake Water	29.20		29.20		35.90	24.50	89.45	78.20	123.20	67.40	15.20		492.25	434.00
Landscape Contract	2,138.49	3,184.98	1,592.49		3,184.98		1,592.49	1,592.49	1,592.49		3,184.98	1,592.49	19,655.88	18,958.40
Land Projects							3,166.80						3,166.80	10,000.00
Trail Maintenance		43.36											43.36	0.00
Other Services (Tennis Court cleaning, Backflow test, banking etc)			1.028.72								250.00		1,278.72	1,200.00
Playground													0.00	4,000.00
Fish Stocking/Permit				94.00	480.00								574.00	600.00
Work Parties/storm cleanup										1,788.78		1,834.13	3,622.91	100.00
Lake Treatment/Mosquito Abatement													0.00	5,000.00
Repairs (sprinklers, fence, paint, etc)													0.00	900.00
TOTAL EXPENDITURES	2,483.63	6,207.74	6,259.67	127.94	3,747.17	580.19	9,737.07	2,022.73	2,598.69	1,856.18	3,740.22	8,276.51	47,637.74	51,729.40
Ending Bank Balance	28,217.97	38,502.17	36,463.47	39,275.33	36,230.49	35,650.30	27,843.52	25,820.79	23,222.10	21,512.72	17,772.50	9,495.99	9,495.99	\$ 5,222.20
Detail of Disbursements														
Total	2,598.69													
Uct-15 Work party reimb - Rory Engel	1,680.13	3907												
Work party reimb - Jade Miller	108.65	3908												
		Epay												
Total Nov-15	1,856.18													
Landscape Contract - NW Services 10/15-11/15	3,184.98	3909												
Arborist - Robert Williams	250.00	3911												
Silverlake Water	15.20													
Total	3,													
Dec-15	00 010 1	0100												
Legal - Froeling Law Fence matter I andscape Contract - NW Services 10/15-11/15	1 592 49	3912					1							
Best Tree service - Reimb Jim Brandley	1 834 13												ĸ	
	011001													

2015 Monthly Expenses and Budget