

**Hilton Lake Homeowners Association
Board of Directors (BOD)
Meeting Minutes
January 3rd, 2012, 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 Present:

Steve Mally & Dave Miles

Opening of the Meeting

The meeting was called to order at 7:08

Presentation from N W RC Ship Modeling: Dain Webster & Lee Stewart (leestewart6@gmail.com) would like to have a "fun float" model boat exhibition and club get-together on the first Sunday of April or May on our lake. Club membership is spread out over Washington, Oregon, and BC. Likely would only have 10 to 15 members at said event. They encourage community involvement including kids. All boats are electric or steam power and do not make noise. Event would be most of day.

Rob made motion to approve of hosting event. Board voted yes.

Rob to issue NW RC Ship Modelers a hold harmless agreement for signature.

NW RC ship modelers meet at Galaxy Hobby in Lynnwood the first Thursday of the month at 7:30 PM 19332 60th Ave W.

Approval of Prior Meeting Minutes

Approved December minutes with no corrections.

Project Updates:

Tennis court signs are at Tammy's house.

Rob to continue to research options for battery or solar powered irrigation system for 32dr park.

Dave Flaming to continue to look for contractors to work on lake weed removal.

For Spring Work party:

Gravel trails, basketball nets, landscape between lakes, repair timbers at both playsets.

New Business/Comments from Homeowners

Cathy Johnson asked for clarification on why policy of excluding homeowners from maintenance and other contracts are no longer allowed.

Discussion ensued. Has to do with previous problems managing contracts with homeowners as well as bylaws can be interpreted that it is not allowed.

Rob Marks offered that there may be opportunities in the future to participate in Snohomish county PUD (electric utility) programs for energy saving programs on a community level. He has reached out to their Energy rebates program.

Possible summer event this year? Do we know of a band?

Treasurer's Report

Total expenses for 2011 \$32,563.44. Ending bank balance of \$ 10,522.41

Dues: Carolyn Farrell paid 35 cash-\$90 still owed for 2011 dues.

2 homeowners have liens for 2010 and 2011 dues, and roof lien still outstanding.

Charlene will make appointment with Lawyer to discuss options. Von may attend as well.

Budget 2012:

Draft line items have been populated. Landscape contract no increase for 2012.

Board voted to raise dues for 2012 to \$350/yr. Notice was sent out November and 2012 dues bills were sent the end of December.

Next year projects:

Need to rework play-set 102nd- Charlene pricing

Replace grate covering swale

Remove hazard trees in common areas

Re-landscape between lakes

New lake signage

Lake renovation

Weir cover \$2000

New sprinkler heads for play-park \$500 (Rob M has reached out to Silver Lake water district for rebates with no response)

New timer and valves for play-park sprinkler system \$500

4 to 5 trees need to be replaced on N. lake

Secretary's Report

Rob M still not on Board distribution list. Also need to be able to post minutes to web site and cannot. Von and Rob to meet and troubleshoot.

Committee chairs

Nominations:

None.

Landscape:

North lake and weed problem. Looks more like this will be a major project to clean. Board agreed that more has to be done to preserve lakes. Line item to be added for Lake preservation in 2012 budget. Wait to gravel trails after lake work is done.

Architecture Committee:

No report

Welcoming Committee:

Tammy working on a letter and items for basket

Old Business:

Junk cars and auto-shop being run out of home on 3413 102nd PI SE

No response from owner, however Von has contacted Sno County and they are sending out forms that give officer a complaint to deliver to offender. Von to get form to Rob.

Steve Mally filed a report on line a while back.

Adjournment of the Meeting

The meeting was adjourned at 8:36