

**Hilton Lakes Homeowners Association
Annual Homeowner Meeting Minutes
March 16, 2010 7 p.m.**

24 homes were represented at the meeting

1. Accomplishments for 2009

- Clean up day on May 16, 2009 (20 people volunteered to paint/stain 3 playgrounds, remove tree and branches, weed, clean paths, etc.) Pictures were displayed on the wall.
- Approximately 500 volunteer hours/year provided by BOD
- Cost savings of approximately \$9,000/year for professional management of HOA
- Cost savings on maintenance jobs approximately \$3,500:
 - Maintained paths
 - Cut and removed trees
 - Extended 40 ft. of chain link fence on north lake. Repaired it after it was damaged.
 - Maintained 15 ft. strip at baseball field
 - Chopped up roots to prevent further damage to tennis courts
 - Repaired extruded curbs on 107th
- Extensive research done on lake health
- Community Garage sales held June 6-7, 2009
- Built anchors for boats on each lake
- Established e-mail distribution and increased distribution
- Added signage about feeding of wildlife
- Conducted tennis court repair assessment vote
- Pressure washed & steam cleaned tennis & basketball courts

2. Budget Review

- Savings from 2009 can be rolled into the 2010; 2010 budget is the same from 2009
- Amount of dues has remained \$300 since (dues have not been raised)
- 18 homeowners are delinquent with 2009 dues. Second notices were sent via certified mail on Feb 16, 2010.
- Reminder: \$100 assessment is due April 30, 2010

3. Architectural Committee

Reminder: Homeowners are asked to notify the architectural committee for work on sheds, roofs, fences, decks and additions to ensure compliance with CCRs to ensure a common look in the neighborhood. Simply bring your plans to the committee at any BOD Meeting (held first Tuesday of each month at 7 p.m. at this fire house.)

- boats
- roofs
- solar panels
- CCR's have been submitted with county – awaiting official confirmation

4. Landscaping Committee

- Lake health options were reviewed for the homeowners.
- Tennis Courts – to be resurfaced this summer (date is weather dependent). Bids were taken from 3 and one was selected.

5. Other

Wendy Sorenson will be representing Hilton Lake at the Snohomish County Sheriff's South Precinct Partnership. May 13 at 6:30 pm will be the next meeting. All are welcome to attend. She is the "clearinghouse" for getting word out about criminal activity in our

development. Please e-mail her at hiltonlakewatch@gmail.com if you experience or witness criminal activity.

6. Suggestions from Homeowners

1. Remove or thin trees on common grounds.
2. Dredge the lake to inhibit algae growth.
3. Research "Keep Off the Ice" signs to keep teens from playing on lakes when they freeze.
4. Annex to the City of Everett
5. Allow the trees along 35th Ave & tennis courts to grow taller to inhibit street noise.
6. Improve the soil along the north side of the south lake.
7. Is the well still pumping into the lake? Yes
8. e-mail a reminder to reduce noise on July 4 after midnight
9. Is someone surveying the land behind Brad Freden's home (there are survey stakes up)?
No one knew anything about any survey being conducted

7. Nominations for 2010 Board of Directors (BOD)

Board of Directors - Directors are elected for 3 year terms which are staggered by one year. There are 9 positions; 5 directors are required at each meeting to hold a quorum. Board positions will be voted upon by the new board members in the first meeting on April 6, 2010. Election of BOD will be held by secret ballot tonight. (3 new members elected/year). Secretary (Tanya Kruk) and a non-BOD homeowner (Duane Emmett) counted ballots.

Each candidate took a minute to share:

1. Why they would like to serve on the BOD
2. Relevant experience they bring to the community

Candidates for 2010

(in alphabetical order) are:

- Dave Flaming
- Costica Gheorghiu
- Charlene Lind
- Stan Sinex

Additional candidates who volunteered:

- Carolyn Farrell
- Cathy Johnson (Via Monty Tuengel)
- Rob Marks

New Board members elected were:

- **Costica Gheorghiu**
- **Charlene Lind**
- **Rob Marks**

Responsibilities paraphrased from Bylaws Article IV

President – Ray Delger (term ends March 2011)

Responsibilities: presides over BOD meetings; ensures order and resolutions are carried out; signs all leases, mortgages, deeds & other written instruments; co-signs checks from HOA account

Additional Contributions: cut trees, repaired fence, maintained baseball field, orients, inspects & establishes regular communication with landscaping contractor, regularly checks HLHA mailbox

Vice-President – John Nist (term ends March 2011)

Responsibilities: Acts in the absence of the president; exercise duties as required by the board

Additional Contributions: distributes tennis court keys; conducts research to solve problems; coordinates fish stocking of lakes

Treasurer – Scott Cecile (term ends March 2012)

Responsibilities: receive & deposit all monies of the HOA; disburse funds as directed by the BOD; signs checks & promissory notes; keep proper books; cause an annual audit by a public accountant; prepare an annual budget & statement of income & expenditures to be presented to the membership at annual meeting; deliver a copy to each of the members.

Additional Contributions: maintains liability & hazard insurance contracts

Secretary – Tanya Kruk (term ends March 2012)

Responsibilities: record and make available minutes from BOD meetings; keep the corporate seal; serve notice of BOD meetings and member meetings; keep records of association members & their addresses

Additional Contributions: e-mail notifications to homeowners; uploads minutes to Hilton Lake website after approval of BOD at the following meeting; sets agenda for meeting with input solicited from BOD before meeting

Architectural Committee Chair – Sheila Jordan (term ends March 2011)

Pam Smith (term ends 2010)

Drafts letters & takes actions against homeowners who are out of compliance with Covenants, Conditions & Restrictions (CCRs); assists with mailing or distributing notices; conducts research to solve problems

Landscaping Committee Chair – Costica Gheorghiu (term ends 2010)

Von Kelly (term ends March 2012)

Maintain lakes; maintain common grounds (via contract with vendor); researches contracts and options; stocks lakes with fish;

Charlene Lind (term ends 2010)

Sample ballot:

2010-2011 Board of Directors Election Ballot

Please check or print the names of the people you would like to see represent you on the Hilton Lakes Homeowners Association Board of Directors:

- Costica Gheorghiu
- Charlene Lind
- Dave Flaming
- Stan Sinex

1. _____
2. _____
3. _____

Please attach any proxies for whom you are representing.