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| Hilton Lake Homeowners Association Board <hr/> Date: May 5th, 2015 Time: 7pm Location: Fire Station | Monthly Meeting Minutes | |
| | Homeowners Present - Rick Gosser - Scott Cecile - Ray Delger - Joah Giffard - Von Kelly | HOA Board Members <input checked="" type="checkbox"/> Jim Brandley (2017) – President <input checked="" type="checkbox"/> Rory Engel (2018) - Vice President <input type="checkbox"/> Charlene Lind (2016) - Treasurer <input checked="" type="checkbox"/> Christian Mead - Secretary (2017) - Secretary <input checked="" type="checkbox"/> Costica Gheorghiu (2016) <input type="checkbox"/> Jade Miller (2017) <input checked="" type="checkbox"/> Dave Meythaler (2018) |

| Agenda Item | Topic & Discussion | Follow Up/ Responsible Party for Follow-up |
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| Opening of Meeting | Meeting called to order at 7:00 PM by Jim Brandley. It was noted that a quorum of the Board of Directors were present. | |
| Approval of prior meeting minutes | Reviewed the April 6th 2015 meeting minutes. Correction: Rory requested the letter from Stan and Laurie Ferwerda be added to the minutes. Motion for approval by Jim Brandley, seconded by Jade Miller and carried to approve the April 6 th , 2015 minutes. | |
| Report of Officers: | | |
| Treasurer | - Charlene was not present at the meeting; however, she provided the budget report. Lawyer fees in 2015 are at \$5,411.50 regarding the fence lawsuit. | |
| President | - Reviewed the letter that will be sent to the homeowners regarding upkeep of the community and common land. There will be an update to some of the wording before being sent out. - Next meeting we will walk the trails and community to review the grounds. The idea was proposed by Rory. - Discussed the caterpillars in the neighborhood. The numbers are growing raising concern regarding the health of the trees and bushes. | |
| Secretary | - Garage Sales is Saturday, June 6 th from 9AM to 4 PM | |
| Homeowner Presentation/concerns: | | |
| | - All home owners present attended to understand the events from Friday, May 1 st . The mediator for the fence lawsuit was present with the lawyer's onsite at the area in question. <ul style="list-style-type: none"> o Jim spoke about the mediation. Two things were discussed at the meditation to resolve the lawsuit: <ul style="list-style-type: none"> ▪ Pay the Lewis' off with cash | |

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| | <ul style="list-style-type: none"> ▪ Allow the fence to be built; however, when the house is sold, the fence would need to come down. ○ Those present at the HOA board meeting discussed the lawsuit. The discussion led to those present wanting to fight the lawsuit ○ Costica to follow up with the lawyer to understand the next steps from the meditation. At this point, it appears this will go to court. - Johan Giffard: <ul style="list-style-type: none"> ○ They have a dead tree that is going to be removed. The tree company found a fallen tree on community property and is willing to have it removed with his tree. <ul style="list-style-type: none"> ▪ 3312 104th PL SE ▪ Motion for vote to allow the tree to be removed and the trimming of a cheery tree and the removal of a dead cheery tree will happen once an onsite visit has happened by the board. | |
| Report of Committees: | | |
| Landscape | <ul style="list-style-type: none"> - Discussed the \$3,000 bid to thatch and seed the eastside of the north lake. Jade was not present to discuss further so the topic has been tabled for now. - Discussed the caterpillars in the neighborhood. The numbers are growing raising concern regarding the health trees. | |
| Architectural | None | |
| Planning | <ul style="list-style-type: none"> - Proposes the board walk around the lakes together and discuss issues and improvements. - Proposed we walk around the lakes for the June 2nd. <ul style="list-style-type: none"> ○ Dave motions we walk around the lake at next meeting. Seconded by Jim and Costica. - Reviewed the letter to be sent to all homeowners regarding neighborhood upkeep. <ul style="list-style-type: none"> ○ Concerned by the language regarding the contacting of the board regarding issues ○ Modifications will be made and approved to be sent. | |
| Lakes | <ul style="list-style-type: none"> - Jim Brandley reported the lakes will be stocked with Blue Gill and Bass in about 2 weeks. | |

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| Old Business: | | |
| Lawsuit | - Discussed in the homeowners section above. | |
| Other Business: | | |
| Committees | <ul style="list-style-type: none"> - The following committees were discussed and hope volunteers from the community will assist with their activities. - Lake Committee: Chaired by Costica - Landscaping Committee: Chaired by Jade - Welcoming Committee: TBA - Planning Committee: Chaired by Rory | |
| Meeting adjourned at: 8:58 PM | Next meeting June 2nd, 2015 at Hilton Lake Fire station; however, we will be walking the lakes and common property. | |