

Hilton Lake Homeowners Association Board <hr/> Date: May 6, 2014 Time: 7pm Location: Fire Station	Monthly Meeting Minutes	
	Homeowners Present: Jade Miller	<input checked="" type="checkbox"/> Jim Brandley (2017) <input checked="" type="checkbox"/> Costica Gheorghiu (2016) <input checked="" type="checkbox"/> Christian Mead (2017) <input checked="" type="checkbox"/> Von Kelly, President (2015) <input checked="" type="checkbox"/> Dave Flaming (2015) Chair- Architecture <input checked="" type="checkbox"/> Charlene Lind, Sec-Treasurer (2016) <input type="checkbox"/> vacant (Corine Wright removed due to missing 3 consecutive meetings) (2016)

Agenda Item	Topic & Discussion	Follow Up/ Responsible Party for Follow-up
Opening of Meeting	Meeting called to order at 7:05 pm. It was noted that a quorum of the Board of Directors were present.	
Approval of prior meeting minutes	Jim distributed the April 1, 2014 meeting minutes. Motion by Ms. Lind, second by Mr. Gheorghiu and carried to approve April 1, 2014 minutes.	
Report of Officers: Treasurer	Ms. Lind indicated she did not have an updated report but had previously sent the April report via email. Bank Balance as of April 30, 2014 is \$38,703.	
President	Von confirmed that the board agreed to maintain current positions for the 2014-2015 term. Ms. Lind requested a volunteer for Treasurer and/or Secretary work as she has numerous family and work commitments which do not allow her sufficient time to attend to the HOA duties. Following discussion, Christian Mead volunteered to take on the Secretary duties. The Board approved the appointment of Mr. Mead as Secretary effective immediately.	
Secretary	None	
Homeowner Presentation/concerns	None	
Report of Committees:		
Landscape	Von indicated he is requesting a meeting with Santos to review landscaping contract and requirements. He requested payment be held until he is able to obtain an updated signed contract with the landscaper.	
Architectural	Fence issue: Discussion ensued regarding the Lewis property line issue. Von reminded Board about the need for an Amendment to ensure homeowners cannot encroach on common area. Mr. Flaming had drafted suggested language. Discussion ensued regarding a letter reminding homeowners that even if they volunteer to care for any common area it does not give them any ownership rights.	Costica to provide suggested language to attorney for CCR's Article 2. Need language for CCRs to strengthen the HOA position against encroachment
Old Business	Von reported he ordered the signs at a cost of \$687 for the sign project. Costica indicated he had the signs fabricated and will now have the signs painted. He presented receipts for fabrication totaling \$1,200 which were approved for reimbursement. He will work with the handyman to	

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	<p>mount the signs and powder coat.</p> <p>In addition, Von reported the handyman hired by the HOA has been working on the bridge and the Board approved payment to the handyman for services in the amount of \$375.</p>	
Other Business	Jim reported he will be picking up fish for stocking and the board approved up to \$600 for the fish planting.	
Meeting adjourned at: 8:40 PM	Next meeting June 3, 2014 at Hilton Lake Fire station	

**Unfinished Business:
(Not discussed)**

March meeting	Homeowner comments sent with dues.	Not discussed
	Explore possibility of adding trees to area along 35 th fence line to help screen out noise from auto-traffic.	Request bids / Charlene
July meeting:	Website needs to be updated to remove resigned board members and available positions.	Jim volunteered to work on website. Charlene to give website book to Jim. Von to give Jim sign-on information.