

LAKELAND HILLS HOME OWNERS ASSOCIATION

ANNUAL MEETING

September 26, 2017

A meeting of the Board of Directors of Lakeland Hills Homeowners was held at 7:00 p.m. on Tuesday September 26, 2017; at the Round Table Pizza 3960 A ST SE White River Center, Auburn, WA.

Upon opening the meeting, the Chair, Mr. Pete Lewis Johnson, welcomed all the attending homeowners, and gave a brief introduction along with providing an outline of the meeting objectives and agenda.

The Chair then requested the Secretary confirm the attendance and required quorum, as set forth by the By-Laws. The secretary affirmed that based on the number of persons in attendance (14) and proxy votes received (6), and in hand, a quorum was met. With a quorum affirmed and established Mr. Lewis called the meeting officially to order.

The minutes of the 2016 Annual meeting were reviewed and approved by motion made, seconded, and passed unanimously.

The Association President, Mr. Lewis, then gave a review of the highlights, key activities and accomplishments of the Association and its Board over the prior year.

The chair of the Architectural Control Committee, Mr. Ron Surber, provided a detailed report of the actions and activities of the committee during 2017 year.

Mr. Ron Surber then outlined the proposed capital improvement items planned for 2018. He noted how the mail box painting, curb house numbering, as well as the landscape maintenance along Mill Pond Drive were estimated to cost in total \$24,000. He described that all three proposed projects qualified for matching funds from the City of Auburn which could, upon city approval, reduce the amount paid by the HOA by up to 50%. He recommended that given the positive impact this would have to the neighborhood as well as improved safety these projects should be pursued. The Treasurer, Mr. Ellis, noted that based on the HOA's balance sheet there was sufficient reserves to pay for these projects with or without matching funds or the need to raise homeowner dues. The homeowners in attendance discussed these items and recommended that the board proceed with proposed projects

After discussion, the recommended 2018 Major Maintenance Projects were approved by motion made, seconded, and passed unanimously.

The Treasurer, Mr. Andreas Ellis, reviewed the current year financial statements, including the 2017 income statement and balance sheet. He provided a summary of key financial activities and results. Following the conclusion of his report with he answered a variety of questions from the homeowners and board members

After discussion, the financial report was approved by motion made, seconded, and passed unanimously.

The Treasurer, Mr. Andreas Ellis, then reviewed with the board and homeowners the proposed 2018 Operating Budget. He pointed out that the annual dues assessed each homeowner

would remain at the rate of \$50.00. Based on this revenue and the proposed operating expenses the Association was expected to add to its reserves. He then answered several questions from the home owners

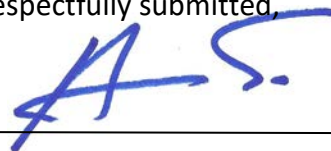
After discussion, the 2018 Operating Budget was approved by motion made, seconded, and passed unanimously.

The Secretary, Mr. Andreas Ellis, noted that currently there was 1 board position which was expiring at the end of 2017. He explained how under the Association's By-Laws the board was comprised of 3 directors who served for 3 year terms each. He noted that this current position for a full 3-year term which would serve thru 2020. He noted for the record that there was one written submission nominating a Mr. Nathan Martin. The meeting Chair then called for any additional nominations from the floor. With no further names being brought for the for consideration and discussion with the nominees present it was recommended that Mr. Nathan Martin be elected to serve for the 3-year term ending 2020.

After discussion, the individual nominated for the recommended terms were approved by motion made, seconded, and passed unanimously.

With no further formal business, the Annual Homeowners meeting was adjourned at 8:12p.m. The next Annual Homeowners meeting is scheduled for 7:00 p.m. on September 25, 2018, at the Round Table Pizza in Auburn.

Respectfully submitted,



Mr. Andreas Ellis

Secretary

Lakeland Hills Homeowners Association