

## LAKELAND HILLS HOME OWNERS ASSOCIATION

### ANNUAL MEETING

September 25, 2018

A meeting of the Board of Directors of Lakeland Hills Homeowners was held at 7:00 p.m. on Tuesday September 25, 2018; at the Round Table Pizza, 3960 A ST SE White River Center, Auburn, WA.

Upon opening and calling the meeting to order, the Chair, Mr. Andrew Rawls, 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 (10) and plus the proxy votes received, and in hand, (8) a quorum was met. With a quorum affirmed and established Mr. Rawls called the meeting officially to order.

***The minutes of the 2017 Annual meeting were reviewed and approved by motion made, seconded, and passed unanimously.***

The Association President, Mr. Rawls, 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 2018 year.

Mr. Ron Surber reported on the capital improvement projects completed in 2018. He noted how the mail box painting, curb house numbering, as well as the landscape maintenance along Mill Pond Drive had all been completed. He noted how all three projects had qualified for matching funds from the City of Auburn which the city had reimbursed the HOA for 50% of the project cost; up to a maximum amount of \$5,000.00.

The Treasurer, Mr. Andreas Ellis, reviewed the current year financial statements, including the 2018 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 2018 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 2019 Operating Budget. He pointed out that the annual dues assessed each homeowner would remain at an annual rate of \$50.00 per lot. 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 homeowners

***After discussion, the 2019 Operating Budget was approved by motion made, seconded, and passed unanimously.***

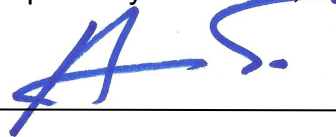
The Secretary, Mr. Andreas Ellis, noted that currently there was 1 board position which was expiring at the end of 2018. He explained how under the Association's By-Laws the board was comprised of 3 directors who each respectively served for a 3 year term. He noted that this current position for a full 3-year term which would serve thru 2021. He further noted for the record that there was one written submission nominating a Mr.

Daniel Snyder. The 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. Daniel Snyder be elected to serve for the 3-year term ending 2021.

***After discussion, the motion was made to appoint Mr. Daniel Snyder to the HOA Board of Directors for a 3 -year team, this was 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 27, 2019, at the Round Table Pizza in Auburn.

Respectfully submitted,



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Mr. Andreas Ellis

Secretary

Lakeland Hills Homeowners Associatio