

LAKELAND HILLS HOME OWNERS ASSOCIATION

ANNUAL MEETING

September 19, 2019

A meeting of the Board of Directors of Lakeland Hills Homeowners was held at 7:00 p.m. on Tuesday September 19, 2019; 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 (12) 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 2018 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. He also recognized Mr. Ron Surber for his years of service to the HOA and this neighborhood. He noted that would be Mr. Surber's last year as he was stepping down from his role as

Chair of the Architectural Control Committee. Mr. Rawls noted that Ron's service and dedication to this neighborhood would be lost as he played a significant role in the activities of the HOA.

The chair of the Architectural Control Committee, Mr. Ron Surber, then provided a detailed report of the actions and activities of the committee during 2019 year. He reported on results of the ACC walkabouts noting that the most frequent observed violations were garbage and recycle bins in view from the street, weeds in the sidewalk and driveway areas. He noted that 6 homes had been cited during the year for material and repeated infractions related to landscaping, weeds, and parking of vehicles on non approved areas.

Ron Surber also noted and thanked Ms. Lynn Snyder for her contribution in creating and publishing the quarterly HOA newsletter. He also noted the role of his grand daughter who served as a volunteer to maintain and manage the HOA's web site.

Mr. Surber concluded his remarks by expressing his appreciation for being able to service this HOA as a volunteer for so many years and that he hoped others would volunteer to continue to keep the Lakeland Hills community a nice neighborhood to live in and raise families.

The Treasurer, Mr. Andreas Ellis, reviewed the current year financial statements, including the 2019 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 2019 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 2020 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

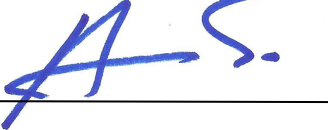
After discussion, the 2020 Operating Budget was approved by motion made, seconded, and passed unanimously.

The Secretary, Mr. Andreas Ellis, noted that currently there was 1 board position which was expiring at the end of 2019. 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 2022. He further noted for the record that there was one written submission nominating a Mr. Joshua Davis. The Chair then called for any additional nominations from the floor a homeowner present verbally submitted the name of Mr. Andrew Rawls. With no further names being brought for the for consideration, the Secretary, excused both nominees from the meeting. Following their departure those present discussed the nominees at length. At the conclusion of this discussion and consideration of the individuals nominated the Secretary called for a vote on the matter.

After discussion, the motion was made to appoint Mr. Joshua Davis to the HOA Board of Directors for a 3 -year team, this was seconded, and passed with a vote of 11 in favor of Mr. Davis and 1 in favor of Mr. Rawls.

With no further formal business, the Annual Homeowners meeting was adjourned at 7:45p.m. The next Annual Homeowners meeting is scheduled for 7:00 p.m. on September 22, 2020, at the Round Table Pizza in Auburn.

Respectfully submitted,



Mr. Andreas Ellis

Secretary

Lakeland Hills Homeowners Associatio