

## LAKELAND HILLS HOME OWNERS ASSOCIATION

### ANNUAL MEETING

September 22, 2020

A meeting of the Board of Directors of Lakeland Hills Homeowners was held at 7:00 p.m. on Tuesday September 22, 2020. Due to restrictions on public gatherings and as allowed by the state of Washington's Governor's proclamation 20-05 and 20-51, the annual meeting was held via Zoom video and phone conference

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 (9) and plus the proxy forms received, and in hand, (9) a quorum was met. With a quorum affirmed and established Mr. Rawls called the meeting officially to order.

***The minutes of the 2019 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 recognized the unique challenges faced by both the HOA and its homeowners during this COVID-19 pandemic. He noted that this had reduced the number of planned

activities the HOA had been considering to host during this past year. Despite these challenges he thanked the board and the homeowners for their continued efforts to make Lakeland Hills a safe and welcoming neighborhood

Mr. Rawls noted that Kevin Roemer, former chair of the Architectural Control Committee, had stepped down; therefore he would provide a brief summary of the actions and activities of the committee during 2019 year. He summarized 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 several homes had been cited during the year for material and repeated infractions related to landscaping, weeds, and parking of vehicles on non approved areas.

Mr. Rawls thanked Ms. Lynn Snyder for her contribution in creating and publishing the quarterly HOA newsletter. He noted that this newsletter served as another way to keep the neighborhood informed and apprised of various activities in the HOA. He reiterated his appreciation for Ms. Synders work and encouraged all attending to submit to her any ideas or information that could be included in future newsletters.

The Treasurer, Mr. Andreas Ellis, reviewed the current year financial statements, including the 2020 income statement and balance sheet. He provided a summary of key financial activities and results. Following the conclusion of his report he answered a variety of questions from the homeowners and board members

***After discussion, the 2020 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 2021 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 2021 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 in 2020. 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 2023. He further noted for the record that Nominating Committee had brought forward the nomination of Ms. Deborah Gordon; he also noted for the record not other names had been submitted by homeowners. The Chair then called for any additional nominations from those attending attending the meeting. With no further names being brought for the for consideration, the Secretary called for a vote on the matter.

***After discussion, the motion was made to appoint Ms. Deborah Gordon to the HOA Board of Directors for a 3 -year team, this was seconded, and unanimously passed with a vote of 9 in favor of Ms. Gordon and 0 Opposed.***

With no further formal business, the Annual Homeowners meeting was adjourned at 7:41p.m. The next Annual Homeowners meeting is scheduled for 7:00 p.m. on September 22, 2021, at the Round Table Pizza in Auburn or another venue as determined by the board of directors.

Respectfully submitted,



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Mr. Andreas Ellis  
Secretary  
Lakeland Hills Homeowners Association