

LAKELAND HILLS HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS

November 5, 7:00 PM

A meeting of the Board of Directors of Lakeland Hills Homeowners was called to order by Mr. Andrew Rawls, Chair, at 7:00 p.m. on Thursday November 5, 2020; which was held Hagen NW Fresh and at which a quorum was present.

ATTENDANCE

The following were present:

Board Members

Dan Snyder (term 2021)

Josh Davis (term 2022)

Deborah Gordon (term 2023)

Officers

Andrew Rawls, President

Andreas Ellis, Secretary & Treasurer

Absent:

Others

Don Martin - homeowner

Jennifer Marting - homeowner

Minutes

The minutes of the Board of Directors of the September 22, 2020 were then approved via motion made, seconded, and unanimously approved by the directors.

1. Presidents Report:

Mr. Rawls reported on the recent annual homeowners meeting held via Zoom and the subsequent directors meeting where officers had been elected. He then discussed with the committee a certain ongoing concerns raised by homeowners regarding excessive noise, both music and vehicular, as well as other activities which were a nuisance to surrounding homeowners.

The directors discussed this matter at length and the various challenges and options this presented. After considerable discussion the Directors requested that the HOA Secretary review best practices of neighboring HOA's in dealing with these sorts of matters and to draft proposed changes to the ACC guidelines. Furthermore the Secretary be authorized to incur up to 3 hours of legal service to review this matter with outside counsel

This request was approved by motion made, seconded, and passed unanimously.

2. Financial

Mr. Ellis reviewed with the board both the September and October financial statements for the Association. He reported that in both months the income and expenses were primarily associated with new home purchases and corresponding welcome committee packages. The directors reviewed and discussed several of the expenses incurred and the outstanding HOA dues.

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

4. Committee Reports

a. Architectural Committee:

Mr. Rawls reviewed with the Directors the status of 2 letters which had been sent to certain neighbors. One matter related to excessive noise at late hours. The homes occupants and the rental company, Invitation Homes was informed of this complaint and requested to cease such action. Lastly he reported on a letter sent to another homeowner for failure to park their boat behind a fence or other such screening. He was happy to note that this homeowner has promptly remediated this infraction.

Lastly he noted how it has been observed that a truck was being parked along side the front of a home on 52nd street and not on a designaged parking space or on the street. As such he would be drafting and sending a letter informing the homeowner of this infraction.

b. Welcome Committee

Mr. Ellis reported on three new homeowners that the welcome committee had met and provided packages to. He noted that in September there were 2 new owners, Yurly & Olesya on 808 52nd and Ming Yi Deng on 4901 Mill Pond Loop . In October one new family, Randall and Vanessa Igelsrud purchased the home at 5002 Mill Pond Loop SE.

c. News Letter Report

Dan Snyder discussed the upcoming Winter Newsletter. He noted that the issue would be drafted for distriburtion in January. He welcomed any ideas or suggestions for this issue. One topic to be included was pictures and article on the Christmas Lighting contest results and winners.

d. Website Report

There was no issues or matters discussed regarding the website

5. Old/New Business

a. Old Business

There was no old business reported or discussed

b. New Business

Mr. Rawls discussed the Annual Christmas Lighting contest. The directors and officers reviewed and affirmed general guidelines, process, and timing of the contest. It was also agreed that the prizes would continue to be \$300.00 for first place, \$200.00 for second place, and \$100.00 for third place. Following this discussion it was recommended that the Secretary and Treasurer prepare and mail to the homeowners the notice of this contest as well as be authorized to withdraw \$600.00 in cash for these prizes

After discussion, the Christmas Lighting contest recommendation and authorization of funds, was approved by motion made, seconded, and passed unanimously.

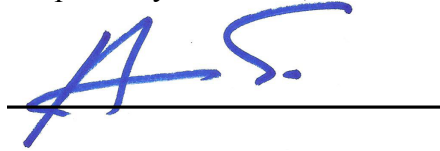
Mr. Rawls then brought up the topic of scheduling the next Board of Directors meeting. He noted the typical dates and how those conflicted with either travel or the holidays. He recommended that in light of these potential scheduling constraints the next meeting be held January 26, 2021.

After discussion, the recommended meeting date of January 26, 2021, was approved by motion made, seconded, and passed unanimously.

6. Adjournment

With no further business, the Board of Directors meeting was adjourned at 8:30 p.m. The next meeting is scheduled for January 26, 2021 and tentatively to be held at Haggan Northwest Fresh, or location to be determined based on COVID-19 limitations in effect at that time.

Respectfully submitted,



Mr. Andreas Ellis, Secretary & Treasurer

Lakeland Hills Homeowners Association