

LAKELAND HILLS HOME OWNERS ASSOCIATION
BOARD OF DIRECTORS

January 27, 2020

A meeting of the Board of Directors of Lakeland Hills Homeowners was called to order by Mr. Andrew Rawls Chair, at 7:11 p.m. on Tuesday January 27, 2020; which was held at Haggen Northwest Fresh, Auburn, WA, and at which a quorum was present.

ATTENDANCE

The following were present:

Board Members

Nathan Martin - Vice President (term 2020)

Dan Snyder (term 2021)

Josh Davis (term 2022)

Officers

Andrew Rawls, President

Kevin Roemer, Chair ACC

Andreas Ellis, Secretary & Treasurer

Absent:

Others

1. Minutes

- a. The minutes of the Board of Directors of the November 26, 2019 were reviewed. The minutes were then approved, by motion made, seconded, and passed unanimously.

2. Presidents Report:

- a. Mr. Rawls reported the results of the 2019 Annual Christmas Lighting Contest. He also relayed how his email account had been hacked and warned board members and officers to be wary of suspicious emails coming from his account. As a precaution send him text to confirm before responding to emails that did not seem appropriate.

3. Financial

- a. Mr. Ellis reviewed with the board both the November and December financial statements for the Association. He reported both the income and expenses for the month and year; as well as the balance sheet items. The directors reviewed and discussed several of the expenses incurred.

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

4. Committee Reports

a. Architectural Committee:

Mr. Roemer reported the home located at 809 52nd Street addressed the large commercial dumpster in the front drive way and it was no longer visible. Mr. Roemer also reported on complaints from neighbors of a temporary gazebo/tent structure in back yard of a home and which was visible from the street. A letter had been sent the home owner requesting they abide by ACC guidelines regarding temporary structures. He reported on an attempted burglary of a home at 5137 Mill Pond and asked that a reminder about neighborhood safety and security be included in the next newsletter. He discussed how a few homes still had Christmas lights up and that he would be sending these owners a reminder notice to remove the lighting. Lastly he discussed the timing of the Spring ACC Walk About.

b. Welcome Committee

Mr. Ellis reported on the 3 new homes had sold since the last meeting, and the how each of these new neighbors had received their respective welcome package and accompanying gift certificates. He noted that the homes and new neighbors were located at 5028 Mill Pond Loop, 4810 Mill Pond Loop, and the third house was along Kennedy at 4620 Kennedy.

c. News Letter Report

Dan Snyder discussed the upcoming Spring Newsletter. He outlined several topics to be covered in this issue and asked for input and suggestion for other items to included. The directors and officers discussed this at length and provided feedback on items to include

d. Website Report

There was no new information to present. Mr Rawls did inquire if Ron Surbers' grand daughter would still be willing to continue with her support for the website design and content. It was believed that Ms. Payton Anderson still wanted to be involved. The Directors also authorized the Treasurer to purchase a \$25.00 Amazon gift certificate for Ms. Anderson as a token of appreciation for her continued efforts.

5. Old/New Business

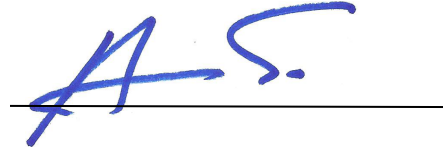
Mr. Ellis and Mr. Roemer reviewed with the Directors the documentation of general process steps with the purpose of memorializing key organizational processes. These included the Annual Dues, Annual Meeting, and ACC Property Review (aka "Semi-Annual Walk-About").

Lastly Mr. Rawls raised the matter directors and officers to serve on the ACC committee. He noted that the HOA's organization documents called for a minimum of 2 directors serve on the standing committees; of which the ACC was one. Dan Snyder and Nathan Martin volunteered to represent the Board of Directors and serve on the ACC and Andrew Rawls also agreed to serve as a committee member.

6. Adjournment

With no further business, the Board of Directors meeting was adjourned at 8:15 p.m. In
The next meeting is scheduled for February 25, 2020 at Haggen Northwest Fresh.

Respectfully submitted,



Mr. Andreas Ellis, Secretary & Treasurer
Lakeland Hills Homeowners Association