

LAKELAND HILLS HOME OWNERS ASSOCIATION
BOARD OF DIRECTORS

February 26, 2019

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 Tuesday February 26, 2019; which was held at the Haggen Northwest Fresh (Haggen's) and at which a quorum was present.

ATTENDANCE

The following were present:

Board Members

Andrew Rawls, President (term 2019)

Nathan Martin (term 2020)

Officers

Ron Surber, Vice President – Vice Chair

Andreas Ellis, Secretary & Treasurer

Absent:

Dan Snyder (term 2021)

Others

Board Reports

1. Minutes

- a. The minutes of the Board of Directors of January 22, 2019 were reviewed. The minutes were then approved by motion made, seconded, and passed unanimously.

2. Presidents Report:

- a. Mr. Rawls reported on the recent food drive. He thanked the board members and officers for their help promoting it and collecting the donations. He estimated that 25 - 30% of the homes in the Association gave some form of food donation. He and Destiny Rawls successfully took a pickup truck full of food to the Auburn

Food Bank. Ms Debbie Christian, Executive Director of the food bank, expressed her appreciation for the generosity of these donations and the help it would provide in feeding the community. The city of Auburn Mayor, Ms. Nancy Backus also expressed her appreciation to the homeowners and board for this collection drive and donation to the food bank.

3. Financial

- a. Mr. Ellis reviewed with the board the January financial statements for the Association. He reported both the income and expenses for the period; 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.

He then shared with the board a note of thanks from Payton Anderson for the recent Amazon gift card the board had sent her for the work she has been doing for the HOA's web site. Lastly he reported the receipt of \$380.00 from the property manager for the home at 4910 Mill Pond Drive. This payment was for the ACC fines which had been assessed against this property for certain ACC landscape infractions.

I. Committee Reports

1. Architectural Committee: (Ron S.)

Mr. Surber reported that during the a recent walk-about 1 home had been identified as still having its Christmas house lighting up, which per ACC guidelines, are only permitted during the period of Thanksgiving through January 15th. He has notified the home owner of this infraction and this matter has been addressed. In addition he

noted 23 homes which had a combination of garbage, recycle, and/or yard waste bins in the front of their homes. Given the significant disruption to disposal services by Waste Management, during the recent snow he was not inclined to immediately notify these homeowners of the infraction. Rather he reported that he would do an early spring walk-about and reassess the situation at that time. Work continued around the neighborhood

2. **Welcome Committee** - No report made
3. **News Letter Report** - No report made
4. **Website Report** - No report made

II. Old/New Business

1. ACC House Painting Guidelines:

Mr. Surber then reviewed and discussed with the director and updated draft house painting guidelines. The matter was tabled till the next meeting

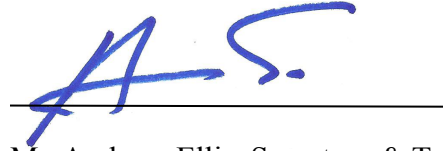
2. Short Term Rentals

The board and officers continued the discussion on this topic. Given the nature of the matter, the complexities associated, and the potential impact to homeowners the directors believed that this was a matter where legal counsel should be engaged to help advise on the matter. The board requested that the Secretary research and bring a recommendation to the directors of 2-3 attorney's specializing in real estate and HOA matters and who might be retained.

III. Adjournment

The Chair, prior to adjournment, asked if there was any pressing matters which required a March meeting. With none being raised he then recommended that the next official board of directors meeting be held in April. Then With no further business, the Board of Directors meeting was adjourned at 8:12 p.m. The next meeting is scheduled for 7:00 p.m. on April 23, at Haggen Northwest Fresh (Haggen's).

Respectfully submitted,



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