

LAKELAND HILLS HOME OWNERS ASSOCIATION
BOARD OF DIRECTORS

February 27, 2020

A meeting of the Board of Directors of Lakeland Hills Homeowners was called to order by Mr. Nathan Martin Vice Chair, at 7:08 p.m. on Tuesday February 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)

Officers

Kevin Roemer, Chair ACC

Andreas Ellis, Secretary & Treasure

Absent:

Josh Davis (term 2022)

Andrew Rawls, President

Others

1. Minutes

- a. The minutes of the Board of Directors of the January 27, 2020 were reviewed. The minutes were then approved, by motion made, seconded, and passed unanimously.

2. Presidents Report:

- a. No Presidents Report Made.

3. Financial

- a. Mr. Ellis reviewed with the board both the January financial statements for the Association. He reported both the income and expenses for the first month of the fiscal year; as well as the balance sheet items. He reported that of the 164 homes in the Association 149 had paid the 2020 Annual Assessment. Collection efforts continued with the remaining 15 homeowners and as of February 25 this effort had resulting in the number reduced to 12. Consistent with the collection process reviewed with the Directors in December the remaining homeowners would be contacted regarding their outstanding balanced. 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. Roemer the temporary gazebo/tent structure in back yard of a home and which was visible from the street had been taken down following 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 further reported that the homeowner at 5137 Mill Pond Loop had been requested to complete and return an “Application for Alterations” form for review by the ACC. This homeowner had begun work on some property work which required review and approval by the ACC. Lastly he discussed the timing of the Spring ACC “Walk About”. It was discussed and requested that a letter be drafted and reviewed at the next meeting which would notify the homeowners in advance of this spring time

review by the ACC and remind them of key areas which the ACC would be reviewing.

b. Welcome Committee

No report was give as there was no new homeowners in the Association

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. It was suggested that in the news letter provide resources for homeowners to find guidance and information regarding the ongoing COVID 19 health issue impacting the state and city. The directors and officers discussed this at length and provided feedback on items to include.

d. Website Report

The Treasurer reported his purchase a \$25.00 Amazon gift certificate for Ms. Anderson and a card he had sent to her expressing on behalf of the Board and Officers our appreciation for her efforts and desire to for her to continue in this role.

5. Old/New Business

There was no old business reported or discussed

Mr. Dan Snyder raised the matter of increasing the annual assessment “Dues” or instituting some form of a Cost of Living Adjustment (COLA). After discussion of this matter the Directors requested the Secretary to review and report back the process and requirements allowed under the HOA’s governance documents to changes in the annual assessment.

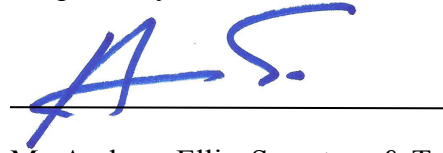
There was discussion on the increased frequency of crimes and suspicious persons in the neighborhood and surrounding area. Mr. Nathan Martin was asked to

review what individuals from the City of Auburn or the Auburn Police might come and visit with the HOA members and present at a special meeting the HOA

6. Adjournment

With no further business, the Board of Directors meeting was adjourned at 8:04 p.m. In The next meeting is scheduled for March 24, 2020 at Haggen Northwest Fresh.

Respectfully submitted,



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