

LAKELAND HILLS HOME OWNERS ASSOCIATION
BOARD OF DIRECTORS

April 23, 2019

A meeting of the Board of Directors of Lakeland Hills Homeowners was called to order by Mr. Andrew Rawls Chair, at 7:09 p.m. on Tuesday April 23, 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)
Dan Snyder (term 2021)

Officers

Andreas Ellis, Secretary & Treasurer

Absent:

Nathan Martin (term 2020)
Ron Surber, Vice President – Vice Chair

Others

Board Reports

1. Minutes

- a. The minutes of the Board of Directors of the February 26, 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 mail box vandalism and the replacement of the damaged box. He noted that a home owner was regularly parking for extended periods of time a recreational vehicle in the homes driveway

3. Financial

- a. Mr. Ellis reviewed with the board both the February and March financial statements for the Association. He reported both the income and expenses for the period; as well as the balance sheet items. He pointed out that the cost to replace the damaged mailbox had been paid in March for a total of \$467 which represented both parts and labor. He concluded his reported by noting that as of March the number of homeowners who had not yet paid their 2019 Annual Dues was down to 2 for a total amount outstanding of \$190.00; this representing both Dues plus late fees. The directors reviewed and discussed several of the expenses incurred.

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

I. Committee Reports

1. Architectural Committee: (Ron S.)

Mr Ellis reported, on behalf of Mr. Surber, that a follow up review of the homes had affirmed that all Christmas house lighting were now removed and in harmony with per ACC guidelines, are only permitted during the period of Thanksgiving through January 15th. He also reported that a potential homeowner (the buyer of the property at 906 51st stree) had contacted him and discussed a few ACC guidelines; primarily those dealing with fencing, outbuildings, and the partking of recreational vehicles. The final ACC items to report was the planned spring walk-about and assesement of the homes within the neighborhood

2. Welcome Committee - No report made

3. **News Letter Report**

Mr Ellis reported that it was time again for the Sping Newsletter and requested that news articles be provied to the news letter's editor by the first of May. This would allow for drafting and publishing for a end of May distribution the weekend of May 25 and 26th. The Directors discussed the timing of the distribution and noted it overlapped the Memorial Day weekend. Andrew Rawls proposed delaying the distribution to the first weekend in June and volunteered to discuss this with Ron Surber and the news letter's editor

4. **Website Report** - No report made

II. **Old/New Business**

1. ACC House Painting Guidelines:

Mr. Ellis then reviewed and discussed with the directors finalized redlind draft house painting guidelines. The directors discussed the proposed changes to the painting guidelines.

After discussion, the changes ACC House Painting Guidelines were approved by motion made, seconded, and passed unanimously.

2. Short Term Rentals

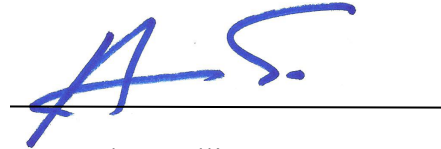
Mr. Ellis then reviewed and discussed with the directors the progress and effort made to identify attorney's specializing in real estate and HOA matters and who might be retained. He noted that he had narrowed the list to 2 firms in Tacoma who he would continue discussuion with. These firms being, Martin Burns of the firm Burns Law PLLC and Brian King of Davies Pearson P.C. Mr. Ellis outlined how he would contact these firms and ask them if they would represent us in this matter, the estimated cost, and their availability to meet with the directors to review the subject at a future meeting. The scope of work currently envisioned

included: review of both Washington state laws and Auburn municple code dealing with Short Term Rentals, review of the HOA's current rules relative to Short term rentals, the governance process HOA would need to undertake to change our rules, and the HOA's ability to enforce rules including enforcement methods we might be allowed to take.

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 recommeded 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 May 21, at Hagen Northwest Fresh (Haggen's).

Respectfully submitted,



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