

LAKELAND HILLS HOME OWNERS ASSOCIATION
BOARD OF DIRECTORS

May 21, 2019

A meeting of the Board of Directors of Lakeland Hills Homeowners was called to order by Mr. Andrew Rawls Chair, at 7:01 p.m. on Tuesday May 21, 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)

Dan Snyder (term 2021)

Officers

Ron Surber, Vice President – Vice Chair

Andreas Ellis, Secretary & Treasurer

Absent:

Dan Snyder (term 2021)

Others

Ms. Destiny Martinez

Board Reports

1. Minutes

- a. The minutes of the Board of Directors of the April 23, 2019 were reviewed. The minutes were then approved by motion made, seconded, and passed unanimously.

2. Presidents Report: No report made

3. Financial

- a. Mr. Ellis reviewed with the board both the April financial statements for the Association. He noted the income for the month of over \$600.00 which was driven in large part by 3 home sales in the HOA and the associated receipt of the Title Transfer Fees. He also pointed out that 1 of 2 remaining delinquent homeowners had paid their 2019 HOA Dues and the associated late fees. With respect to expenses, for the period, these were just the annual payment of the web hosting services. He then discussed with the accounts receivable which was comprised of 1 remaining homeowner who had not yet paid their 2019 annual HOA dues. The directors and officers reviewed and discussed this matter and the options to pursue in collecting the funds owed; including late fees and potential fines all allowed and permitted under the HOA's governing documents.

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

I. Committee Reports

1. Architectural Committee: (Ron S.)

Mr. Surber, reported on a new homeowner that was seeking approval to repaint their residence and asked Andrew Rawls, during his absence to assist in the review and approval process on behalf of the ACC. He also reported that the Annual Spring Walk-about was scheduled for early June. Lastly the directors and officers discussed the 2 properties with shrubs and trees which were overgrown and encroaching the sidewalks. Mr. Surber noted he would visually review these specific properties and send each owner a notice of deficiency.

2. Welcome Committee - No report made

3. **News Letter Report**

Mr Surber distributed the Spring Newsletter along with distribution maps to each of the attending directors and officers. He requested that if possible these news letters to be hand delivered to the respective HOA homeowners over the Memorial Day weekend.

4. **Website Report**

Mr. Surber reported that the HOA's was current and up to date. He did note an issue identified by users and the HOA's webmaster. This issue being the listed email address of "info@auburnlakelandhills.org" was not functional. This was due to the web hosting service plan we subscribed to only allowed 1 email address, for the price we selected. As such this email address was deactivated and all inquiries to the HOA's web site would continue to use the "acc@auburnlakelandhills.org" address. The directors discussed this found it reasonable for the time being to have just one email address listed on the website but requested that Mr. Ellis review the additional pricing and cost to have more than one email address and report back.

II. Old/New Business

1. Short Term Rentals

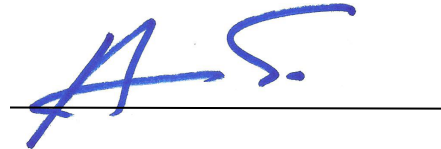
Mr. Ellis then reviewed and discussed with the directors the progress and effort made to identify attorney's specializing in real estate and HOA matters and who might be retained. He noted that he had spoken with and engaged the Tacoma based law firm of Burns Law PLLC to review and study this matter. He noted that the firm's rate and that he had instructed them to perform and bill up to 2 hours of work. He described his conversation with Mr. Martin Burns, Partner, and noted that this initial engagement was limited in scope to the following 2 areas - review of both Washington state laws, King County, and Auburn municipal code dealing with Short Term Rentals, and a Review of the HOA's current rules relative

to Short term rentals. Once this report and analysis had been presented to the directors the HOA could then decide if further review and engagement was desired on this subject of Short Term Rentals.

III. Adjournment

With no further business, the Board of Directors meeting was adjourned at 7:49 p.m. The next meeting is scheduled for 7:00 p.m. on June 25, at Haggen Northwest Fresh (Haggen's).

Respectfully submitted,



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