

LAKELAND HILLS HOME OWNERS ASSOCIATION

BOARD OF DIRECTORS

JUNE 23, 2020

A meeting of the Board of Directors of Lakeland Hills Homeowners was called to order by Mr. Andrew Rawls, Chair, at 7:08 p.m. on Tuesday June 23, 2020; which was held at Sunset Park, 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

Andreas Ellis, Secretary & Treasurer

Kevin Roemer, Chair ACC

Absent:

Others

Minutes

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

Presidents Report:

Mr. Rawls reported there appeared to an increase in inquires directed to our HOA by homeowners and agents that are not part of the Lakeland Hills HOA. He asked if the website could be updated to provide links to the other 2 main HOA's in the broader community; Beneficial and Lakeland Living.

Financial

Mr. Ellis reviewed with the board financial activities from February thru May; as there had not been a meeting since February due to COVID - 19. He provided details on both the income and expenses for the intervening four months of the fiscal year; as well as the balance sheet items. He reported that of the 164 homes in the Association all but 1 had paid the 2020 Annual Assessment. Collection efforts continued with the remaining 1 homeowner; which he noted had in the current June period been finally paid in full plus, associated late fees. 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.

Committee Reports

Architectural Committee:

Mr. Roemer provided a report on the Spring ACC "Walk About", that had been conducted in mid-June. He noted that over 85% of the homes in the HOA had received some form of notice for remediation. The primary infractions included weeds, vehicles, overgrown bushes, as well as other infractions. Each homeowner had been provided written notice describing the infractions and were given until July to remediate. The next follow up by the

ACC would be in early to mid July. It was also discussed certain temporary structures visible from the street and what action should be taken.

Welcome Committee

Mr. Ellis reporting on one new homeowner who recently moved in the HOA. He noted that Ms. Sharney Fainnen and Mr. Awais Imtiaz recently had purchased the home at 5129 Mill Pond Loop, from Ron and Maribeth Surber. He noted that the Welcome Committee had met with these new neighbors and presented them with the traditional welcome package along with \$100.00 in gift certificates to local Lakeland vendors. He lastly noted that in June the home at 817 52nd had sold but as of yet the new owner had not moved into the residence; which had formerly been owned by Bob and Linda Henning

News Letter Report

Mr. Snyder discussed the upcoming Summer 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 going back to school in the fall as well as announce the upcoming September Annual Homeowners meetingThe directors and officers discussed this at length and provided feedback on items to include.

Website Report

No report made.

Old/New Business

Old Business:

Mr. Ellis reviewed the research conducted on the process and method allowed by the HOA's By-Laws to increase the annual assessment "Dues" . He reported that the By-Laws allowed such action but required it to be approved by a super majority or 2/3rd of

members attending or via proxy and a meeting where a quorum of 40% of the homeowners were present. This process applied to both annual assessments as well as any other assessments. He also noted that notice of such a meeting needed to be given to all homeowners no less than 14 days in advance of the meeting but not more than 50 days in advance.

Mr. Nathan Martin discussed his efforts to work with the City of Auburn or the Auburn Police to visit with the HOA members and present at a special meeting the HOA. He noted that both the City and Police departments were eager and supportive of meeting the Association and our homeowners. Unfortunately due to constraints caused by the COVID-19 epidemic neither the City or Police representatives were able to meet at this time. Both organizations looked forward to when these limitations would be lifted and they could resume their neighborhood meetings.

New Business:

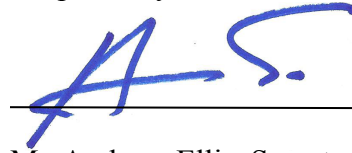
Mr. Rawls discussed the upcoming Annual Homeowners meeting. It was affirmed that that date would be September 22, 2020 at 7:00pm and tentatively at the Auburn Round Table Pizza Parlor. Due to concerns of COVID-19 restrictions on gatherings it was recommended that BOTH meeting rooms be reserved. In addition the potential for the Annual meeting to be held via Zoom video was considered. Mr. Ellis agreed to make the reservations. Mr. Rawls also noted that Nathan Martin's 3 year board term was expiring this year. He then discussed the nomination process as established by the By-Laws and where by a nominating committee was charged with naming potential directors to the board. He also noted that at a minimum the committee was to be composed of 2 current board members as well as any other individuals. The directors and officers discussed this at length including the names of who would serve on the Nominating committee as well as how this work needed to be completed prior to the September 1, 2020 mailing of the Notice of the Annual meeting .

After discussion and careful consideration the motion was made, seconded, and passed unanimously namind Dan Snyder Nominating Committee Chair, Josh Davis and Kevin Roemer members.

Adjournment

With no further business, the Board of Directors meeting was adjourned at 8:04 p.m. In The next meeting is scheduled for July 28, 2020 at Haggen Northwest Fresh, or location to be determined based on COVID-19 limitations.

Respectfully submitted,



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