

**LAKELAND HILLS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
June 28, 2022**

A meeting of the Board of Directors of Lakeland Hills Homeowners was called to order by Mr. Andrew Rawls, President and Chair, at 7:07 p.m. on Tuesday, June 28, 2022, which was held in person at Puerta Vallarta, Lake Tapps Parkway; and at which a quorum was present.

ATTENDANCE

Board Members:

Deborah Gordon (term 2023)
Megan Shafer (term 2024)

Officers:

Andrew Rawls, President
Andreas Ellis, Secretary & Treasurer

Absent:

Josh Davis (term 2022)
Jim Hawley; Vice President & ACC Chair

Others in Attendance:

Minutes

The minutes of the Board of Directors meeting of the May 23, 2022, were approved via motion made, seconded, and unanimously approved by the Directors.

Presidents Report:

Mr. Rawls gave a brief report on general HOA news and activities.

Treasurers Report

Mr. Ellis reviewed with the board the May financial statements for the Association. He reviewed the remaining outstanding homeowners dues with the board. The directors reviewed and discussed these various expenses incurred and the activities associated with them.

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

Mr. Ellis then reviewed with the board the status of 2 homeowners which continued to be delinquent. He summarized the collection efforts made to date, including both personal visits to both properties and most recently notices sent via overnight delivery. He concluded with the recommendation that, that consistent with past practice, accounts that were past due after 6 months a lien would be filed with King County. He also recommended that prior to this action he and the

HOA president would make one additional attempt to collect the funds owed. Should this not be successful by the end of July then the lien would be files.

After discussion and consideration of this action, outlined by the Treasurer, and the recommendation to file liens was approved by motion made, seconded, and passed unanimously.

Committee Reports

Architectural Committee:

Mr. Rawls provided a follow up on the Spring Walk about. He noted that following the April 21st review a few homeowners had received letters of deficiency. These infractions were primarily related to weeds, overgrown bushes/shrubs, and gutters.

Welcome Committee

Mr. Ellis reported on 2 new homeowners that he had visited and provided new neighbor welcome packets to. He reported that the home at 5025 Mill Pond Loop had been purchased by Mr. and Mrs. Anish and Saranya Chakka, who had recently moved the pacific northwest from Pittsburgh Pennsylvania. He also noted that a young couple, Ruoyu Shen and Xueyi Yang had purchased the home at 4925 MILL POND DR 98092. He concluded his report by noting that currently there were not homes in the Association listed for sale.

Newsletter Report

The directors continued the discussion about purchasing a license for MS Publisher for a volunteer to facilitate creating and publishing the HOA newsletter. Directors were generally in favor of the action but tabled formal action pending final agreement from volunteer to accept the newsletter task. The discussion to be continued at a future month meeting.

Website Report

none

Old/New Business

Old Business

Directors continued their discussion and planning for neighborhood night out. The officers and directors considered joining the city of Auburn's night out on August 2, with activities being centered in the cul de sac on the upper end of Mill Pond Loop, hosting it from 5:00pm - 8:00pm. Deb Gordon to register our HOA's activities with the City of Auburn, including use of the city's promotional documents as well as request attendance by key city officials where possible. Megan Shafer to research the reserving of 1-2 food trucks to provide both food and drink; to be paid by the HOA. It was also agreed to hold an ad hoc planning meeting on July 17th at 6:00pm at at Puerto Vallarta Restaurant.

After discussion, the recommendation to host a neighborhood night out event on August 2 was approved by motion made, seconded, and passed unanimously

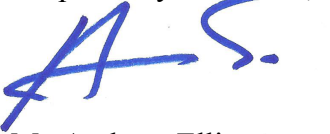
New Business

none

Adjournment

With no further business, the Board of Directors meeting was adjourned at 8:10 p.m. The next meeting is scheduled for July 26, 2022, at 7pm, and to be held at Puerto Vallarta Restaurant.

Respectfully submitted,



Mr. Andreas Ellis
Secretary & Treasurer
Lakeland Hills Homeowners Association