

LAKELAND HILLS HOME OWNERS ASSOCIATION
BOARD OF DIRECTORS

July 23, 2019

A meeting of the Board of Directors of Lakeland Hills Homeowners was called to order by Mr. Andrew Rawls Chair, at 7:02 p.m. on Tuesday July 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)

Nathan Martin (term 2020)

Dan Snyder (term 2021)

Officers

Ron Surber, Vice President – Vice Chair

Andreas Ellis, Secretary & Treasurer

Absent:

Others

Board Reports

1. Minutes

- a. The minutes of the Board of Directors of June 25, 2019 were reviewed. It was noted that the date referenced for the ACC action was incorrect and should be “July” not “June”. The minutes were then approved, as corrected, by motion made, seconded, and passed unanimously.

Board of Directors Mtg.

July 23, 2019 Minutes

2. Presidents Report:

- a. Mr. Rawls noted that he continued to observe certain sidewalks which were obstructed by adjacent planting as well as debris and yards in need of care. To this end he volunteered to join the ACC as a committee member.

3. Financial

- a. Mr. Ellis reviewed with the board the June financial statements for the Association. He reported both the income and expenses for the month and year; as well as the balance sheet items. 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. Surber reported that the ACC Committee had met in July and had planned their Spring Walk-About. He noted that the committee members would conduct this review and he hoped to have a completed report of their findings for the upcoming meeting in August.

Mr. Surber then reported to the Directors his recent visit with the property manager at the Mill Pond Apartment complex. He outlined his discussion which focused on the care and lawn maintenance schedule, by the apartments, of the north entrance area leading into Lakeland Hills as well as the adjoining strip of lawn leading up the hill on the righthand side of Mill Pond; property which is owned by the Mill Pond Apartment complex. The manager indicated that they contracted with a lawn service which was scheduled on a periodic basis to provide mowing of this area. He noted a

related conversation with the manager of the HOA at the top of Lakeland Hills regarding a potential arrangement to provide better up keep of this entrance. This offer was declined as this HOA felt their need was to the other entrances which they did have ownership of these common areas. The officers and Directors discussed this matter and a variety of options; with no action being taken at this time.

2. News Letter Report

- a. Mr. Surber reported that plans were underway to publish the fall newsletter in early September. Potential subjects to include back to school information and fall/winter yard and home maintenance.

3. Welcome Committee

- a. Mr. Ellis noted that there was a new homeowner who had recently purchased the home at 712 53rd Street and had moved into the HOA. He outlined how the welcome committee had delivered a package to Ms. Tracy Reddick, the owner and new neighbor to the HOA.

4. Website Report

- a. none

II. Old/New Business

- a. Short term rental policy was discussed with no formal action outlined. Directors discussed the feedback received during the June meeting from two

homeowners. It was suggested that this issue be a potential item of discussion at the upcoming September Annual Homeowners meeting.

b. The Treasurer discussed his review of the concern raised by a homeowner regarding the assessment by the HOA to new home purchases of a “transfer fee”. He outlined the specific RCW which does prohibit the assessment of a “title” transfer fee filed against the property. The RCW does specifically allow and provide HOA’s and other organizations the right to assess various fees and expenses associated with a new owner purchasing property. The Directors discussed this issue and requested that the Treasurer ensure that the financial records do not inadvertently mislabel these allowed fees as “Title Transfers”.

c. The Treasurer then outlined the proposals for renewal of the current D&O and E&O insurance policy which was set to expire in August. He described the two policy quotes received. The relative pricing, benefits, and terms were reviewed and compared. He then recommended that the Directors approve the policy quote provided by the incumbent insurer, United States Liability Ins. Company, which reflected no increase in premium.

After discussion, the recommendation to continue insurance coverage with United States Liability Ins. Company, was approved by motion made, seconded, and passed unanimously.

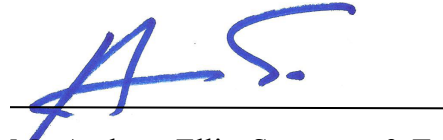
d. The Directors then discussed the upcoming 2019 Annual Homeowners meeting which was tentatively scheduled for September 24, at 7:00pm. The

Treasurer noted that he had reserved the Round Table Pizza meeting room for this annual meeting. It was agreed that this subject would be discussed, and planning efforts would be the focus of the August meeting.

III. Adjournment

With no further business, the Board of Directors meeting was adjourned at 8:03 p.m. The next meeting is scheduled for 7:00 p.m. on August 27, at Haggen Northwest Fresh (Haggen's).

Respectfully submitted,



Mr. Andreas Ellis, Secretary & Treasurer

Lakeland Hills Homeowners Association