

LAKELAND HILLS HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS

July 28, 7:00 PM

A meeting of the Board of Directors of Lakeland Hills Homeowners was called to order by Mr. Andrew Rawls, Chair, at 7:00 p.m. on Tuesday July 28, 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 June 23, 2020 were circulated following to the meeting via email. The minutes were then approved via email affirmation by the directors.

Presidents Report:

Mr. Rawls reported there continued to be reports of excessive noise. He remarked that in general the HOA by laws and CC&R did not provide material guidelines on noise matters; rather this is an issue to be addressed by the city of auburn.

Financial

Mr. Ellis reviewed with the board financial activities of June. He provided details on both the income and expenses for the month; 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.

Committee Reports

Architectural Committee:

Mr. Roemer provided an update on the recent Spring ACC “Walk About”, which had been conducted in June. He noted that after notifying the respective homeowners of the observed infractions most had promptly taken corrective action. Currently 8 homeowners were still non-compliant, and the required remediation was outstanding. He emphasized that the primary remaining infractions included weeds, vehicles, overgrown bushes, as well as other infractions. He affirmed that each homeowner would be provided further written follow up noting that the noted corrections to the infractions were still outstanding.

Mr. Roemer then informed the board that due to certain unrelated personal issues he was unable to continue serving as ACC chair or on the ACC committee and therefore was resigning effective July 31. The board discussed potential replacements, including that of newer homeowners in the association who have expressed an interest in volunteer opportunities.

Welcome Committee

Mr. Ellis reporting on one new homeowner who recently moved in the HOA. He noted that Mr. Jordan Stewart recently had purchased the home at 817 52nd Street, from Bob and Linda Henning. He affirmed that the Welcome Committee had met with this new neighbor and presented him with the traditional welcome package along with \$100.00 in gift certificates to local Lakeland vendors. He noted that Jordan was a graduate of Riverside High School and pleased to be moving into this neighborhood. Lastly, he noted that 4 additional homes were currently on the market and in various stages of sale.

Newsletter 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 be included. It was suggested that in the newsletter provide resources for going back to school in the fall as well as announce the upcoming September Annual Homeowners meeting. The directors and officers discussed this at length and provided feedback on items to include.

Website Report

Mr. Ellis reported that the website had been updated to include reference and web links to the two others primary HOA's in the broader Lakeland Hills development. He also noted that the website was updated to specifically note the location, date and time of each Board of Directors meetings, instead of the generic reference to the "4th Tuesday each month. He commented that this change was intended to provide more clarity and transparency to the board meetings. Lastly, he commented that the date, time, and pending location of the 2020 annual homeowners meeting had been posted.

Old/New Business

Old Business:

Mr. Rawls reviewed 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 confirmed that reservations for this date and time had been made and that to provide more room and allow for enough Social Distancing both banquet rooms had been reserved. 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 whereby 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 .

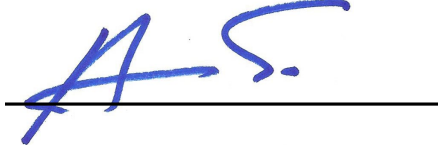
New Business:

Dan Snyder noted that currently the nominating committee continued to discuss and review potential directors to replace the expiring position currently held by Nathan Martin. He remarked that the Nominating committee would continue to meet and work to providing names prior to the September 1, 2020 mailing of the Notice of the Annual meeting .

Adjournment

With no further business, the Board of Directors meeting was adjourned at 8:04 p.m. In The next meeting is scheduled for August 25, 2020 at Sunset Lake Park, or location to be determined based on COVID-19 limitations.

Respectfully submitted,



Mr. Andreas Ellis, Secretary & Treasurer

Lakeland Hills Homeowners Association