

LAKELAND HILLS HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS

August 3 2021 7:00 PM

A meeting of the Board of Directors of Lakeland Hills Homeowners was called to order by Mr. Andrew Rawls, Chair, at 7:04 p.m. on Tuesday August 3, 2021; which was held in person at Sunset Park; and at which a quorum was present.

ATTENDANCE

Board Members:

Dan Snyder (term 2021)

Josh Davis (term 2022)

Deborah Gordon (term 2023)

Officers:

Andrew Rawls, President

Andreas Ellis, Secretary & Treasurer

Absent:

none

Others in Attendance:

none

Minutes

The minutes of the Board of Directors meeting of the June 22 2021 were approved via motion made, seconded, and unanimously approved by the directors.

1. Presidents Report:

Mr. Rawls commented that the past month had seen little activity to report. He did not have any material news or activity to report this since the last meeting

2. Financial

Mr. Ellis reviewed with the board the June and July financial statements for the Association. He reported that in the primary income for the two periods was \$200.00 of New Homeowner transfer fee plus a small amount of interest income. The expenses for the two months were postage expense of \$100.00 for stamps and \$467.93 of expense to repair the mail box damaged by a Auburn school bus. He pointed out how in July the HOA had recieved a \$467.93 remimbursement check from the school district for this damage. The directors reviewed and discussed several of the expenses incurred.

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

Mr. Ellis then updated the board and officers on the status of a refund check owed to a homeowner who had over paid their 2021 HOA dues. He noted that the check issued in April had not been cashed despite multiple attempts to inform the homeowner. He discussed several options with the board and ultimatly it was recommended and approved that the Treasurer place a stop pay on this uncashed check, reiusse a new check and have this refund delivered via certified mail to the homeowner along with accompanying letter of explanation.

4. Committee Reports

a. Architectural Committee:

Mr. Rawls discussed the annual Spring-Walk-About and noted that he had mailed out 2nd Notice of Infraction notices to 6 homes which provdied them 30 days to remediate the infraction or face potential fines. He recommended that this matter be brought to the directors at their August meeting for approval of any fines should remediation not be made.

b. Welcome Committee

Mr. Ellis provided a report on new homeowners that had moved in to the HOA. He noted that Jackson and Kasey Turner had recently purchased and moved in to the home at 702 50th Street SE. Jackson served in the military out of JBLM and Kasey was a nurse at Valley Medical Center.

c. News Letter Report

Dan Snyder discussed the next newsletter which was scheduled for late August early September, and focus on back to school and fall home and yard clean up, as well as promotion of the Annual Homeowners Meeting.

d. Website Report

none

5. Old/New Business

a. Old Business

Mr. Rawls discussed the topic of the Annual Meeting in September the need to have a nominating committee to identify one or more persons to fill the director position would need to be filled as Dan Snyder's term was expiring based on HOA By-laws. HOA members could also nominate candidates via either mail or from the floor during the meeting. The members discussed this and several other items related to the annual meeting. It was confirmed that the location this year would be Round Table Pizze, pending no renewal of COVID restrictions. The board requested that Mr. Ellis make these necessary reservations. It was also discussed and confirmed that the meeting date would be by September 28, at 7:00pm and following the annual meeting the Directors and officers would hold the monthly board meeting. The directors also authorized Mr. Ellis as Secretary and Treasurer to draft both the Annual meeting notification which, per by laws, is to be mailed no less than 10 days and more than 50

days prior to the annual meeting date. In addition the Treasurer was directed to draft the proposed fiscal budget for the upcoming year 2022. Mr. Ellis agreed to do so and would target a mailing the week following the September Labor Day week-end

The board and officers then discussed strategies to engage and increase attendance by homeowners at the annual meeting. After reviewing and considering several ideas it was recommended that all attending homeowners would receive a gift card of \$35.00 from Lowe's, limit one per property owner and gift cards to be provided and delivered to the attending party after the meeting.

After discussion, the recommended gift card incentive and amount was approved by motion made, seconded, and passed unanimously

Mr. Ellis then updated the board regarding the recent outreach to both the city of Auburn and to the adjacent Lakeland Apartments regarding potential collaboration on possible landscape maintenance efforts. He noted that the Apartment manager had been difficult to contact due to office restrictions related to COVID and had not returned any phone calls. The owners of the complex had offices in southern California and efforts to contact them by mail had not been successful either. He did note that the city of Auburn was interested and he'd had a constructive conversation with Ms. Lori Scott of the city. She had noted that applications for grants were closed for the 2021 year but she encouraged the HOA to apply in the first quarter of 2022. Mr. Ellis recommended that the board revisit this topic in the November or December time period with the goal of identifying projects to submit for application to the city of Auburn.

Mr. Ellis then reported to the board regarding the Neighborhood Night Out. He had discussed this with the city of Auburn who had informed him that the city was not officially supporting any such effort due to continued concerns related to COVID 19,

but neighborhoods, to the extent allowed by state restrictions, were welcome to hold their own such events.

The directors and officers then discussed multiple ideas and the related logistics and estimated cost for hosting such an event for the homeowners of this HOA. It was recommended we tentatively hold 2 small such gatherings in designated cul de sacs. The first event to be on September 11 on the upper end of Mill Pond Loop and the second September 15th at the end of 50th Street SE. Events to be fairly informal, meet and greet with the HOA providing hot dogs, condiments, soda, water, juice type drinks. The events to be held from 5:00 - 7:00pm. In addition each event would hold a raffle with 3 winners selected on each of these nights and be given gift certificates in the amount of \$25.00 each to local Lakeland Hills Restaurants. This general recommendation and outline was supported and the directors and officers agreed to continue further discussion and planning at the August 25th meeting.

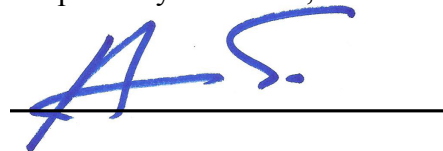
b. New Business

None

6. Adjournment

With no further business, the Board of Directors meeting was adjourned at 8:20 p.m. The next meeting is scheduled for August 25th, 2021 and to be at the Sunset Park picnic area

Respectfully submitted,



Mr. Andreas Ellis, Secretary & Treasurer

Lakeland Hills Homeowners Association