

**LAKELAND HILLS HOME OWNERS ASSOCIATION**  
**BOARD OF DIRECTORS**

September 19, 2019

A meeting of the Board of Directors of Lakeland Hills Homeowners was called to order by Mr. Andrew Rawls Chair, at 7:50 p.m. on Thursday September 19, 2019; which was held at the Round Table Pizza, 3960 A Street, Auburn, WA, and at which a quorum was present.

**ATTENDANCE**

The following were present:

**Board Members**

Nathan Martin (term 2020)

Dan Snyder (term 2021)

Josh Davis (term 2022)

**Officers**

Andrew Rawls, President

Ron Surber, Vice President – Vice Chair

Andreas Ellis, Secretary & Treasurer

**Absent:**

**Others**

Kevin Roemer

Lynn Snyder

**1. Minutes**

- a. The minutes of the Board of Directors of the August 27, 2019 were reviewed. The minutes were then approved by motion made, seconded, and passed unanimously.

**2. Presidents Report:**

- a. Mr. Rawls reported on a matter raised by a homeowner and their concerns regarding the practice by the HOA in charging new homeowners a transfer fee at the time of sale. He and the directors discussed this at length and concluded it would be prudent to engage outside counsel to review and advise the HOA on this

matter and its current practice. He then made the motion to instruct and authorize the secretary to engage Burns Law to review this matter on behalf of the HOA.

After discussion, the recommendation was approved by motion made, seconded, and passed unanimously

### **3. Financial**

- a. Mr. Ellis reviewed with the board both the August financial statements for the Association. He noted the income for the month was limited to \$8.00 of interest income which was offset by over \$1,300 of expenses related to the annual insurance premium payment. Lastly he pointed out the premium paid in August excluded \$50.00 of broker commission which would be paid in September.

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

### **4. Committee Reports**

#### **a. Architectural Committee: (Ron S.)**

Mr. Surber, in his final report as ACC chair, reviewed with the committee the status of 6 homeowners that had received letters noting ACC infractions. He noted that 3 of the 6 had addressed their respective violations and taken appropriate corrective action. The remaining 3 homes still needed to make the appropriate corrections. These violations included parking of vehicles on lawn area beside the home without appropriate fencing, garbage and yard waste bins visible from the street, and lastly yard and fence needing maintenance. He described how each of these 3 homeowners had received letters requesting action be taken to address their specific violations and this action to be done on or before September 25th.

Lastly Mr. Surber noted that after several years of service as both a HOA Officer and chairing the ACC committee he would resigning effective September 20th. The officers and Directors expressed their sincere appreciation to Mr. Surber for his tireless efforts and years of dedicated service to the HOA and the efforts to maintain and improve our neighborhood. They noted that his involvement and service would be missed and thanked him for all he has done for the Association

**b. Welcome Committee**

No report made

**c. News Letter Report**

No report made

**d. Website Report**

No report made

**5. Old/New Business**

**1. Appointment of New Officers**

Mr. Rawls then reviewed with the Directors the standing officer positions to be filled for the upcoming year. He noted that the positions of President, Vice President, ACC Chair, Secretary, and Treasurer needed to be filled.

The Directors then nominated the following individuals for the respective positions listed:

|                 |               |
|-----------------|---------------|
| President       | Andrew Rawls  |
| Vice President: | Nathan Martin |
| ACC Chair:      | Kevin Roemer  |
| Secretary:      | Andreas Ellis |
| Treasurer:      | Andreas Ellis |

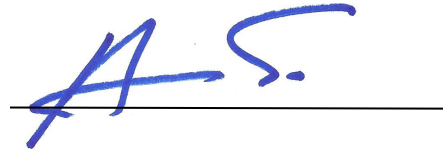
These individuals, who were present and attending all affirmed their willingness to serve in the capacities nominated.

After discussion, the names nominated were approved by motion made, seconded, and passed unanimously.

### **III. Adjournment**

With no further business, the Board of Directors meeting was adjourned at 8:39 p.m. The next meeting is scheduled for October 22, 2019 at Haggen Northwest Fresh.

Respectfully submitted,



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