

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

October 22, 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 October 22, 2019; which was held at Haggen Northwest Fresh, Auburn, WA, and at which a quorum was present.

**ATTENDANCE**

The following were present:

**Board Members**

Nathan Martin - Vice President (term 2020)  
Josh Davis (term 2022)

**Officers**

Andrew Rawls, President  
Kevin Roemer, Chair ACC  
Andreas Ellis, Secretary & Treasurer

**Absent:**

Dan Snyder (term 2021)

**Others**

**1. Minutes**

- a. The minutes of the Board of Directors of the September 19, 2019 were reviewed. The minutes were then approved by motion made, seconded, and passed unanimously.

**2. Presidents Report:**

- a. Mr. Rawls reported on concerns related to accessability of certain sidewalks in the neighborhood as shrubs and plants were overgrowing into these paths. He encouraged the ACC to make this a point of emphasis during their next walk about.

### **3. Financial**

- a. Mr. Ellis reviewed with the board the September financial statements for the Association. He noted the income for the month was limited to \$18 of interest income which was offset by over \$260.00 of expenses related primarily to the costs associated with the Annual Homeowners meeting. Lastly he pointed out the annual registration of the HOA with the Secretary of the State of Washington had been made, and the records were updated to reflect the new officers and directors. This annual registration cost \$10.00; which was also reflected in the expenses for the month.

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

### **4. Committee Reports**

#### **a. Architectural Committee:**

Mr. Roemer reported that based on a second walk about follow up letters had been sent to 2 homeowners which had yet to address the correction items noted in by the ACC in their initial notice to homeowners. He reported that these homeowners infractions were primarily related to yard maintenance which needed to be completed. He would be reviewing these homes again and if necessary would be sending a second letter to remind the homeowners of the corrective action they needed to take.

#### **b. Welcome Committee**

Mr. Ellis reported that the home at 4709 Mill Pond Drive had recently been sold and the purchaser was a corporate buyer, Inviation Homes, who currently owned 6 other homes in the HOA and managed them as rentals. He outlined a recommendation by the Welcome Committee that in such instances, where it was know that the purchaser's intent on simply rent out the home, the HOA would not purchase and

deliver the customary welcome package. Rather it was recommended that in this circumstances the HOA simply send the standard governance documents to the purchaser. These documents to include the HOA's By-Laws, Convenents and Restrictions, ACC Guidelines, and the Dues, Fines, and Assessments Policy.

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

**c. News Letter Report**

No report made

**d. Website Report**

No report made

**5. Old/New Business**

Mr. Ellis then shared with the Directors a letter recieved from the legal firm of Burns Law, PLLC. He noted how Martin Burns had been retained by the Lakeland Hills Homeowners Association to review and provide legal counsel and advice to it and its Directors and Officers. The current engagement of counsel was to address the applicability of the Private Transfer Fee Obligation Act RCW 64.60 and Common Ownership Act RCW 64.90. Mr. Ellis noted that after review it was legal counsels opinion and advice that with respect to RCW 64.60, the practice of charging a "Transfer Fee" to new homeowners, entering into this association, at time of purchase; was allowed and a permitted practice under this RCW 64.60. With respect to the applicability of RCW 64.90 he noted with the exception of two provisions, this RCW did not apply to the Lakeland Hills

Homeowners Association as it was not enacted on a retroactive basis to pre-existing associations, only to prospective common interest communities. The exceptions he noted where should the HOA decide to change or amend its current By-law it would need to do so in accordance to the restrictions established in RCW 64.90. Lastly he noted that 2 specific changes in the laws did apply to this HOA. The first was that any proposed budget of the common interest community needed to be made available, reviewed, and ratified by the homeowners at a meeting where a quorum of the owners were present and a majority voting in favor. Lastly he pointed out that notice of such meeting needed to be made no less than 14 days prior to the meeting and no more than 50 days in advance. He observed that given the current practice of the Lake Land Hills Homeowners Association in how their budget process was conducted and the notice given to all owners of record no changes were needed or recommended.

The Directors discussed this matter, the advice provided, and the recommendation by legal counsel at length. After careful discussion the Directors requested the HOA President, Mr. Rawls, to follow up with the homeowner who had raise concerns regarding this matter.

Mr. Ellis raised with the Directors the matter of the annual Christmas Lighting contest, which had been held each year for the past 4 years. The Directors expressed their support that this tradition should be continued and ask Mr. Ellis to bring draft announcement letter for review at the next meeting where formal action to approve the Christmas Lighting and prizes would be made.

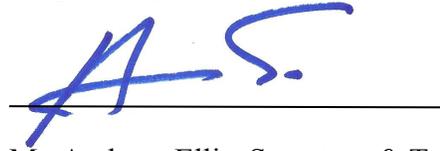
Mr. Rawls raised the matter of two upcoming Directors meetings and how these aligned with both the Thanksgiving and Christmas holidays. He recommended that the November meeting be rescheduled for Tuesday November 12th and the

December meeting be canceled entirely. The directors agreed with this recommended change in meeting schedules

## 6. Adjournment

With no further business, the Board of Directors meeting was adjourned at 7:50 p.m. In The next meeting is scheduled for November 12, 2019 at Haggen Northwest Fresh.

Respectfully submitted,



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