

LAKELAND HILLS HOME OWNERS ASSOCIATION
BOARD OF DIRECTORS

November 12, 2019

A meeting of the Board of Directors of Lakeland Hills Homeowners was called to order by Mr. Andrew Rawls Chair, at 7:20 p.m. on Tuesday November 12, 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)

Dan Snyder (term 2021)

Josh Davis (term 2022)

Officers

Andrew Rawls, President

Kevin Roemer, Chair ACC

Andreas Ellis, Secretary & Treasurer

Absent:

Others

1. Minutes

- a. The minutes of the Board of Directors of the October 22, 2019 were reviewed. A correction was noted that the drafted minutes miss titled Mr. Kevin Roemer as Vice President when in fact this role was filled by Mr. Nathan Martin. The minutes were then approved, with correction, by motion made, seconded, and passed unanimously.

2. Presidents Report:

- a. Mr. Rawls reported his communication, via email, to the homeowner that had voiced concerns regarding the current practice of charging new owners a fee upon purchase of a home in the HOA. No subsequent reponse has been received from the homeowner following Mr. Rawls email to them on this matter.

3. Financial

- a. Mr. Ellis reviewed with the board the October financial statements for the Association. He noted the income for the month was just over \$225.00 of which \$25.00 was interest income and \$200.00 was receipt of a Transfer Fee from a new owner associated with their purchase of a home in the HOA

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

4. Committee Reports

a. Architectural Committee:

Mr. Roemer reported that the homeowners who had received follow up letters these individuals had take appropriate corrective action and addressed the respective ACC infractions. He then reported on home located at 809 52nd Street which it was observed had a large commercial dumpster in the front drive way. The Directors and Officers discussed this matter and requested that Mr. Roemer send a formal letter of inquiry to the homeowner of record. This letter to request that dumpster be screened from view (consistent with ACC guideleines, all waste and recycle containers needed to be screened from view of the street) or to inform the board when this dumpseter would be removed from the property..

b. Welcome Committee

Mr. Ellis reported that no new homes had sold since the last meeting, but that there were 3 residences for sales which he expected to close before year end. As such there were no activities of the Welcome Committee to report at this time.

c. News Letter Report

No report made

d. Website Report

No report made

5. Old/New Business

Mr. Ellis reviewed with the Directors the annual Christmas Lighting contest, the general process and the drafted announcement. The Directors discussed this annual event including the judging process which was scheduled to be conducted the evening of December 21st with prizes being distributed at that time to the winner homeowners. Mr. Rawls and Mr. Davis volunteered to conduct the judging. Mr. Ellis requested the Directors formal approval to withdraw \$600.00 in cash to be used as prizes for the respective 1st, 2nd, and 3rd place winners (\$300.00, \$200.00, and \$100.00).

After discussion, the approval and authorization was approved by motion made, seconded, and passed unanimously.

Mr. Ellis reviewed with the Directors the general process steps and time line for the annual dues. He reminded the directors that this began with the review and approval of the rate at the annual homeowners meeting. Based on this approved rate of \$50.00 per year per homee he would prepare and send invoices to the homeowners of record December 1st with a due date of January 1. For dues not paid by this date he reviewed a recurring collection process which he would conduct until all dues had been paid.

The Directors agreed with the process outlined and further requested that both Mr. Ellis and Mr. Roember draft similar process documents to memorialize the following recurring HOA processes:

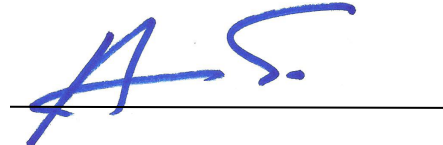
1. Annual Dues
2. Annual Meeting
3. ACC Property Review (aka “Semi-Annual Walk-About”)

Lastly Mr. Rawls raised the matter of an annual food drive to raise canned food donations for the Auburn Food Bank. The Directors supported this suggestion and requested that the matter be discussed at the January meeting along with other HOA activities and projects for the upcoming 2020 calendar year.

6. Adjournment

With no further business, the Board of Directors meeting was adjourned at 7:45 p.m. In The next meeting is scheduled for January 26, 2020 at Haggen Northwest Fresh.

Respectfully submitted,



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