

HPOA Board Meeting Minutes 9-October-2007

Board Present: Melanie Griffith Greg Woodman
 Rick Hansen Jennifer Crooks Terri Harcus

Guests: Heidi Elvestrom Deb Ladd

Meeting was convened at 19:01 by Melanie.

Minutes from the September Board meeting were distributed, reviewed, and approved as presented.

Committee Reports / Old Business:

Covenant Committee: tabled until later in the meeting.

Sign Repair: the downed signs were picked up during the Fall cleanup and stored on the HPOA lot. Further discussion to obtain bids for sign repair is tabled.

Administrator/Bookkeeper: Jennifer reported that we need to have a new administrator in place by the end of the year. Francine Curd has indicated that she is willing to do the work for \$300 per month (\$40/hour for extra work). Francine has reviewed the statement of work and submitted a proposal. The Board voted unanimously to invite Francine to begin work and effect a transition from Jimm.

Jennifer submitted August and September Financial Reports. Uncollected Association dues have declined to \$4675. The Board would like to determine if this is similar to other years, or indicates a high rate of unpaid dues.

Webmaster: Rick began the discussion relating his experiences with a web master and author that produced sites for Rick's business, and his wife's business. Rick indicated that a new site can be generated for around \$400. Rates are in the \$40/hour range, and a new site would probably take 10 hours to set up. Heidi Elvestrom (Gravity Communications) advised the Board that we need to decide if we want a new web site, or just modify our current site. The Board will need to decide if we want to be the administrators or hire that task to be done. Rick will send pointers referencing websites for the Board to view. After more discussion, the topic was tabled until next meeting.

Building Committee:

Svenson, Div I, Lot 13: Mr. Svenson submitted plans for a remodel job to add dormers and raise his roof line. The Board was unable to determine the ground elevations from the materials submitted, and denied the application.

New Business:

Meeting Location: The Coffee shop is no longer available for our meetings. We thanked Terri for past availability. Melanie has confirmed that the Snoqualmie Pass Fire Station meeting room is available the 2nd Tuesday of the month going forward. The Board agreed to hold all future monthly meeting at the Fire Station.

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Covenant Committee:

The Board discussed and agreed to the process for submitting the Revised and Restated Covenants to the HPOA community for the final vote:

1. The deadline for voting will be December 11th, 2007. Ballots must be received by that date to be counted at the December HPOA Board meeting.
2. Ballots will have lot number on them.
3. Ballots will be self-addressed and stamped.
4. Greg will prepare the final version of the Covenants, a cover letter, and the ballot.
5. Jennifer will have labels printed.
6. Melanie will have the Covenants, ballots, and cover-letters printed.
7. Envelope stuffing and mailing party Friday, October 19th, at the Firehouse.

Greg distributed copies of the September 25, 2007 letter from our attorney, Mr. Winbauer, in response to our request to review the last set of changes to Covenants.

Paragraph 1, line 53: Mr. Winbauer recommended that we restore language that indicates any owner has the power to enforce the covenants. After discussion, the Board voted (4-1) to leave the recommended language from Mr. Winbauer out of the final version. There was a request from the floor for a recorded vote: Agreed: Terri, Rick, Jennifer, Melanie; Opposed: Greg.

Paragraph 5, line 139: recommended to remove word “thereof”. Board agreed (5-0).

Paragraph 9: use of property: Board agreed (5-0) to leave paragraph as is.

Paragraph 15, line 260: Mr. Winbauer found language too vague and inconsistent. Board agreed (5-0) and deleted those sentences.

Paragraph 19: Mr. Winbauer indicated that his comments from his December 26th, 2006 letter still applied. Board acknowledged his comments.

Meeting was adjourned at 20:36 hours.

Respectfully Submitted:

Greg Woodman HPOA Secretary