



The 2010 annual meeting of the HPOA was called to order at 18:34 by Board of Trustees President Ernst Schubert at the Old Milwaukee Lodge, Hyak Washington.

President Schubert welcomed all HPOA members. He announced that by signature count, we had a quorum.

He apologized for the delay in announcing the Annual Meeting location, because of difficulties obtaining permission and access to the Milwaukee Lodge. While the Notice of Annual Meeting had been mailed well before the required deadline, the Notice of Location might not have been received by all members ten (10) days prior to the meeting. Ernst asked if anyone wished to comment about this. There were no responses. Ernst declared the HPOA meeting had proper establishment.

Ernst introduced the current Board: Ernst Schubert, President; John Velloquette, VP; Greg Woodman, Secretary; Diane Heacock; and Melanie Griffith. Diane and Melanie were unable to be present. Ernst noted that the Board has two (2) vacancies at this time, only five (5) and not seven (7) members.

The reading of the March 15th 2009 annual Meeting minutes was waived. A motion to accept the 2009 minutes as presented was made, seconded, and approved by unanimous voice vote.

Comments from the President: Ernst read his Presidents report to the membership. He commended all neighbors who participated in the affairs of the HPOA, with special thanks to Steve Stachowiak for organizing and coordinating the annual spring and fall cleanups, Ed Quire for his work in refurbishing the HPOA street signs, and Francine Curd for her outstanding work as the HPOA Administrator.

Ernst shared a letter from Dan Brewster about the Summits plans to install two chairs at Hyak this summer – one on the face and a new chair to Hidden Valley.

Ernst spoke about the Board vacancies: between vacancies and time conflicts, the Board has been delayed in recruiting nominees for the vacant positions and in preparing ballots. Therefore we will hold the Board Elections by mail after the annual meeting as we did not prepare and mail out announcements in time to be voted on at the annual meeting.

Ernst reviewed the dues, and the late fees process. He also reviewed how the Building Committee functions and reminded all about HPOA building applications. He requested that owners / builders please contact the Board early when planning construction or remodels in order to prevent delays later on.

Ernst concluded by noting the HPOA attorney has advised the Board that a long standing opinion that HPOA restrictive covenants prohibiting owners from offering weekend or vacation rentals has been overturned by the State Supreme Court. Henceforth, if renters create problems (noise, parking, behavior), we will need to establish and document a case of “noxious use” in order to address these issues. The first step is to call the Kittitas Sheriff to report a problem. Ernst invited comments from the floor and a lively discussion ensued.

Comments ranged from – the HPOA should frame rules and review and approve lease or rental agreements, perhaps even doing background checks on renters, and establishing fines for bad renter behavior (\$1000 first instance, \$5000 for a second violation). Ernst responded that contracts and rental agreements are between the owners and their renters – but if the speaker could provide more details, the Board would review his suggestions. Another speaker noted that Seahawk season pass holders are responsible for the behavior of anyone that uses their seats. Homeowners are likewise responsible for actions on their property. It was observed that the more often neighbors call the Sheriff or KitComm (911) when a problem occurs, the more likely the Sheriff will respond, and the better the documentation trail will be that a problem has occurred.

Guest Speaker: Fire Chief Matt Cowan, Snoqualmie Pass Fire & Rescue (SPF&R) was introduced. He noted that a SPF&R goal was to improve communications with the community using email and other techniques. He urged members to visit the web site <http://www.snoqualmiepassfire.org> for updates on construction and helpful links to various agencies. Matt was asked about the “reverse 911” program. He reports it’s working well from the King



County side. It's spotty from KitComm. Reverse 911 allows an agency to call all phones within a given area. Chief Cowan also mentioned the burn regulations and suggestions for a safe burn. If a burn (smoke) troubles your neighbor, the SPF&R will most likely hear about it. So contact the Fire Dept for current restrictions and advice on outdoor burning.

Matt reviewed how the SPF&R acquired the land for the new fire station, how the grants were obtained, and the proposed costs for construction, with ground breaking planned before the end of June. Matt concluded by reminding everyone to install their new house numbers which they should have received from Kittitas County.

Committee Reports / Old and New Business:

Financial Report: The 2010-2011 Financial Report and Proposed Budget were presented. Copies will be sent to the members with the next mailing and also posted on the web site. A question from the floor: why does the HPOA need to maintain a storage area in North Bend? Ernst described the quantity of paper records that the HPOA must save. It was suggested that the data be digitized to save storage costs. The Board will take the suggestion under advisement.

A motion was made to accept the 2010-2011 Proposed Budgets. It was seconded, and approved by voice vote.

Cleanup Committee: Steve Stachowiak, our liaison with Kittitas County and chair of the Cleanup Committee, expressed thanks to all participants for the past Hyak Estates cleanups. The date for the fall cleanup was announced. Steve received another round of applause for leading the cleanup effort.

Steve noted that the street signs were mostly re-furbished. But we needed help and suggestions for re-installing the signs. If anyone in the community would like to "bid" the work, please contact the Board.

New Business:

- The concrete cutting on I90 that seemed to run for days and days, all night and all day, has been very intrusive. The question was asked if we can look forward to four more years of this as construction continues? Does the HPOA have rights as a community? Noise abatement? It was requested that the Board pursue contacting WSDOT and express our concerns.
- There was an observation about loud compression brakes on large trucks coming down I90. There was much joking about how to get used to it – and compression brakes are generally not prohibited outside of municipalities.
- If Hyak returns to operation this winter, we can anticipate more illegal parking on Snoqualmie Drive during the ski season. All were reminded that the County prohibits parking on the road, and this is enforced during the plowing season.

Election Results - Deferred: Ernst returned to the issue of open Board positions. There are 2 volunteers at this time, Don Daniels and Patty Holman. Anyone else with interest, please consider volunteering. The Board will send out ballots within a month. It's not too late to have your name (or your neighbor's name) added to the ballot.

Ernst concluded by reminding all that the Board meets monthly, the 2nd Tuesday of the month at 7:00 pm at the Snoqualmie Pass Fire Station. Please come with any issues. All were thanked for coming and for the great potluck contributions. Ernst called for a motion to adjourn. The meeting was adjourned at 20:05.

Respectfully Submitted:

Greg Woodman HPOA Secretary