



# HPOA

*Hyak Property Owners Association*

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Monthly Board Meeting 8-July--2008

Board Present: Melanie Griffith  
Greg Woodman

Jennifer Crooks  
Ernst Schubert

Lloyd Holman  
Rick Hansen

Guests: Vasile Stoita

Meeting was convened at 19:14 by Lloyd at the Snoqualmie Pass Fire Department Training Room.

Minutes: Minutes from the May Board meeting were presented, reviewed, and approved as amended.

**Committee Reports / Old Business:**

Administrator/Bookkeeper: The financials were presented and approved.

A request from EvoProperties to waive the late fees for lots 119b and 120 was unanimously denied. The Board did not determine any special circumstances or hardship that would justify a waiver. It is the owner's responsibility to pay the assessment each and every year, and also to provide a current and correct address to the HPOA. As with other bills and taxes, failure to receive the annual assessment, for whatever reason, does not remove the obligation to pay in a timely manner. Greg will notify the owner's representative.

Estates Cleanup: It was noted that it took a long time to pick up the garbage bags from the cleanup. Greg will contact Steve and ask if the problem is at our end, or with the County? The bill for coffee from Red Mountain Coffee was presented to and paid by Francine. The opinion was expressed that the coffee service was too expensive. Next time we need to get a bid or estimate of cost before the event. Lloyd offered to serve coffee from his garage next year.

Covenant Compliance: the walkthrough on 6/21 did not occur. The survey was rescheduled for 7/20 at 7:00pm.

Old Business: Short term rental: the Board was asked by a realtor representing a prospective buyer if weekend rentals were permitted by the CC&R's. Research of recent HPOA records indicated that weekend rentals would be considered a business, and thus disallowed. The Board unanimously agreed with this interpretation. Greg will draft a response and issue it after Board review.

Guest Comments: none

**New Business:**

Greg opened discussion on moving the monthly meeting to a weekend night. This could make meeting attendance easier for Board members who are not full time residents. (Assuming they spend weekends at Hyak, they could avoid a separate, midweek trip to the Pass). After discussion, it was moved, seconded, and approved to change the meeting to the 3<sup>rd</sup> Sunday of the month, effective September 21<sup>st</sup>. The vote was 2 yes, 1 no, and 3 abstain.

Melanie then proposed that we postpone implementation until after a revote in August, hopefully with all the Board present. This was seconded, and approved. The vote was 4 yes, 0 no, 2 abstain.



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Rick suggested that the Board consider reimbursing Board members who travel more than 20 miles to attend a Board meeting, at 50% of the current IRS rate (\$.585/miles). The By-Laws do not allow compensation to Board members, but do allow reimbursement of expenses. This was discussed at some length without resolution.

**Building Committee:**

Stoita, Vasile: Div IV, Lot 17: plans were presented and approved as amended. The setbacks were corrected.

Lloyd accepted a motion to adjourn at 20:46.

Respectfully Submitted:

Greg Woodman HPOA Secretary