

## **HPOA Board Meeting Minutes** **14-August-2007**

Board Present: Lloyd Holman            Melanie Griffith            Greg Woodman  
                    Rick Hansen            Ernst Schubert            Jennifer Crooks  
                    Terri Marcus

Guests (partial): Bruce Heacock, Diane Heacock, Deb Ladd, Kenneth Dull,  
                         Patti Holman, Steve Stachoviak, Misha Stachoviak

Meeting was convened at 19:15.

Lloyd asked all visitors to sign in on the Guest Sign-In sheet

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

### **Committee Reports / Old Business:**

Sign Repair: Steve has contacted Ed, but no proposal or progress. Steve reported that Barry LASTNAME volunteered to make (weld) bases. There was a long discussion about hiring the work done versus trying to do the work with community work parties, perhaps on same day as cleanup. No consensus was reached. Terri volunteered to work with Steve in a multi-step approach:

1. Take down [all/most] signs at the Fall cleanup with volunteers
2. Scope the work for repairing/repainting
3. Consider re-installing signs at the Spring cleanup.

Other signage: WSDOT has relocated the restroom (services) signs. There were comments from the floor about real estate “For Sale” signs on the right of way. There was general agreement that the signage at the entrance to the Hyak Estates is “a mess”.

Community Lot: no update

Covenants – Straw Poll: Lloyd reported 24 straw ballots returned to the HPOA post office box. There were 2 emails to the email account, one asking for a hard copy, and one pointing out the that posted pdf file was the not the “marked up” version and that the phone number was incorrect on the ballot. [The correct HPOA phone number is 425.785.6543.] Of the 24 returned ballots, 11 contained comments, both positive and negative, 9 indicated agreement with the proposed changes. A long discussion ensued with 2 points of view advanced.

- One argument was that the ballots with comments were too few (less than 4%) to be interpreted. Also some of the comments were contradictory.
- The other point of view argued that those 11 comments deserved to be evaluated and incorporated into the revised covenants.

After much back and forth discussion, it was moved that the Board work to change the proposed Covenants. This carried by majority.

It was agreed that the Board and all interested parties would meet on Friday, August 17<sup>th</sup> at Terri’s house to “open” and revise only those sections that had received comment. They were determined to be sections: 1, 5, 9, 11, 12, 15 and 19.

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Administrator's Report: The financial statement for the period ended July 31<sup>st</sup>, 2007 was presented and accepted. Of note: \$6425 is reported outstanding for HPOA dues.

Auditor's Report: Lloyd presented the findings of the Auditors inquiry into the HPOA records for the period 1999 through 2005. The Auditor noted 6 checks for various amounts that needed more documentation or analysis. In a quick review, the Board was able to determine that 5 of the 6 checks were for rent or other legitimate expenses of the HPOA. The Auditor reported that he had been informed that the HPOA did not pay for office rent. That assertion was incorrect. The last item, a check for cash needs further study. Greg took the action item to contact the previous administrator for supporting information.

There was a question from the floor as to whether the Auditors Report would be made public or read into the minutes. It was agreed that no action would be taken at this meeting.

#### Other finances:

\$20.00 - hyak-hpoa.org domain name renewal – Approved - to be reimbursed to Greg.

\$10.00 – Annual NonProfit Corporation Filing Fee – Approved - to be reimbursed to Greg.

\$240.97 – Straw Ballot preparation expenses – Approved - to be reimbursed to Lloyd.

#### **New Business:**

There was a short discussion regarding a request from one HPOA member to see the building plans of a neighbor. It was agreed that any HPOA member could see the plans as they are reviewed at the monthly HPOA meeting. After that HPOA meeting we will direct requests for plan information to Kittitas County.

This topic led to a quick discussion on how we notify HPOA members when there are pending approvals. With our current procedures, the Board may have little or no time to pre-review plans before the Building Committee reviews them. It was agree that it would be desirable if we could announce and post to our website before the monthly meeting the plans to be considered.

Last comment from the floor: the Board should look forward not backward as it goes forward.

#### Building Committee:

No plans submitted.

Meeting was adjourned at 22:05 hours.

Respectfully Submitted:

Greg Woodman    HPOA Secretary