



HPOA

Hyak Property Owners Association

Monthly Board Meeting 10-June-2008

Board Present: Melanie Griffith
Greg Woodman

Jennifer Crooks
Ernst Schubert

Lloyd Holman

Guests: Peter McIntosh

Meeting was convened at 19:11 by Mr. Holman at the Snoqualmie Pass Fire Department Training Room.

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

Committee Reports / Old Business:

Administrator/Bookkeeper: Board members met in Executive Session with Francine on 5/30 and reviewed the financial records. For the most part, things appear to be in order. A couple of checks were questioned: \$23.00 check to Kittitas County was determined to be for a copy of the Covenants; \$20 to Chris C. No significant issues were identified.

Estates Cleanup: the cleanup was judged a success. We had a good turnout. The leftover juice will be stored in the storage shed for the Fall cleanup. Lloyd presented receipts for juice, water, and pastries for \$36.61. Motion approved to reimburse Lloyd.

During the cleanup, we noticed several possible Covenant violations, like a crushed trailer on one lot. It was decided that the Board is due for a "walkthrough" of the Estates. We will meet on 6/21 at 10:00am in front of Ernst's lot for a quick tour.

We discussed HPOA members who are delinquent with their dues. We agreed to try and contact those who are in arrears for more than \$400 (including fines), and determine their status. At the next meeting we will begin the lien process if required.

The HPOA CD is up for renewal. We will direct Francine to roll it over to a 24 month CD. There was a discussion about how much of a reserve fund is "too much", as we approach \$100K with our combined accounts. It was suggested that we poll the membership next year to see if a rate decrease should be considered?

Ernst presented receipts for \$102.43 for post cards, printing, and postage for the annual meeting postcards. Motion approved to reimburse Ernst.

Old Business: We have a new storage unit at North Bend. Lloyd and Francine have keys. Materials have been moved to the new unit by Lloyd, Francine, Jennifer, and Melanie and the old unit vacated. A good rate was obtained by taking a year lease at the Old Cedar Mill Storage Facility. The annual fee is \$721. Expenditure approved

Guest Comments: none

New Business:



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Greg commented that with the cost of gas, it costs as much to attend the monthly HPOA meeting as the annual assessment (>\$50). Greg will email the Board and propose we consider a weekend meeting time. A majority of the Board must drive up for the Tuesday meetings at considerable personnel expense.

Building Committee:

McIntosh, Peter/Joanne: Division 1, Lot 75. Plans were reviewed and approved pending elevation verifications on a plot plan. Approved to clear for the footprint.

Lloyd accepted a motion to adjourn at 20:42.

Respectfully Submitted:

Greg Woodman HPOA Secretary