



# HPOA

*Hyak Property Owners Association*

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## Monthly Board Meeting 15 February 2009

Board Present: Lloyd Holman                      Melanie Griffith                      John Velliquette  
Greg Woodman                      Ernst Schubert                      Jennifer Crooks

Guests:                      none

The monthly meeting of the HPOA Board was convened at 19:12 by Lloyd at the Snoqualmie Pass Fire Department Training Room.

Minutes: Minutes from the November 11<sup>th</sup>, 2008 Board meeting were reviewed, and approved as presented by Melanie.

Minutes from the December 21<sup>st</sup>, 2008 Board meeting were reviewed and approved as presented by Melanie.

There was no quorum, thus no meeting and no minutes from January 18<sup>th</sup>, 2009.

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

Administrator/Bookkeeper: The finance report was presented and approved.

There were 5 returned invoices from the last attempt to contact owners who are in arrears with their HPOA assessments. The Board voted unanimously to commence the lien process for 2 owners who owe in excess of \$400.00. Lloyd will contact Mr. Winbauer, our attorney of record, to begin this process.

One property has new owners. The Administrator will re-invoice the new owners and offer them an opportunity to pay the outstanding assessments, without penalty, if they respond in 30 days. This was a sale where the HPOA was not contacted during the title search.

Lloyd presented receipts for \$102.87 for the costs of stamps and postcards requesting nominations to the Board. Board unanimously approved to reimburse Lloyd.

Jennifer presented a bill from Mr. Winbauer for his consult on the Vacation Rentals issue. There was a late fee included. Board unanimously approved to pay this bill.

With the advice from Mr. Winbauer, the Board approved crafting a letter to the 4 owners who are advertising their homes as Vacation Rentals. Lloyd will draft this letter. He will also respond to Mr. Winbauer regarding several questions asked in the last paragraph of the letter from Mr. Winbauer where he advised the Board regarding the Covenants and Section 9.

Jennifer presented the bill for HPOA Insurance. The mailing address and president need to be updated. Board unanimously approved to pay this bill.

### Annual Meeting:

- The Hyak Milwaukee Lodge is reserved for 3/21
- The HPOA will purchase 50 lbs of corned beef.
- HPOA will provide paper plates, utensils, and beverages (soft drinks and water).



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- Divisions I & II will be asked to bring: side dishes and bread
- Divisions III & IV will be asked to bring: deserts
- Lloyd will send invitations to the Summit and Kittitas County folks to attend and present.
- It was suggested that we ask the membership for contact info for these members: Paul Rollinger, Deborah Natalson, Ronald Laing, and Mark/Beverly Magrave.

Greg and Melanie have consented to run for the open positions. There were no new applicants. Greg will prepare a ballot.

Lloyd proposed a By-Laws amendment to change the date of the annual meeting from the 3<sup>rd</sup> Saturday in March to the 1<sup>st</sup> Saturday in June, effective June 5<sup>th</sup>, 2010. This proposal will be placed on the ballot.

Old Business: It was proposed that the monthly meeting day/date be returned to the 2<sup>nd</sup> Tuesday on the month, effective 3/10/2009. The motion was seconded and passed with a vote of 5 to 1.

There was discussion of the President's annual state of the Estates letter. Lloyd suggested a straw ballot with a proposal to dissolve the HPOA. Lloyd expressed concern that HPOA participation is very low (i.e., no applicants for open positions) and questioned the purpose of the HPOA. Greg, John and Ernst responded that in their opinions, the purpose of the HPOA is to protect and enforce the Covenants. All agreed that more participation would be healthy. Also, the By-Laws need to be modernized since many of the duties specified (roads maintenance, snow plowing, etc.,) are no longer relevant.

Guest Comments: none

**New Business:**

None.

**Building Committee:**

No applications.

Next meeting is scheduled for Tuesday, March 10<sup>th</sup>.

Lloyd accepted a motion to adjourn at 21:28.

Respectfully Submitted:

Greg Woodman HPOA Secretary