



The 2008 annual meeting of the HPOA was convened at 19:15 by Board of Trustees President Lloyd Holman at the Old Milwaukee Lodge, Hyak Washington.

President Holman requested that all attendees sign in, and optionally, add their email addresses. He noted the HPOA email address is: hpoaboard@hotmail.com.

Minutes from the March 17th, 2007 Annual meeting were presented. The minutes were approved as presented by unanimous voice vote.

Committee Reports / Old Business:

Cleanup Committee: Steve Stachowiak, our liaison with Kittitas County and chair of the Cleanup Committee, expressed thanks to all participants for the 2007 Hyak Estates cleanups. The dates for 2008 were announced: Spring cleanup - June 7th, 2008; Fall cleanup – September 20th, 2008. The Board thanked Steve for his hard work on this.

Covenants Report: The efforts to update the Hyak Covenants fell short on both attempts during 2007. For the last ballot, 153 votes were required to accept the revised Covenants. Only 100 ballots were received. The 1997 Covenants remain in effect until 2017.

Comments from the President: 2007 saw lots of building and lots of snow. Lloyd observed that some owners ran out of places to blow snow. Perhaps some will consider heated driveways. He also hopes that new builders/owners will look at some of the homes that experienced problems from the snow loads and learn from their mistakes.

Lloyd invited guest comments:

- Several owners complained of construction vehicles blocking traffic on Snoqualmie Pass Drive. Mr. Craven noted that this violates County rules and is very inconvenient for residents. Mr. Craven asked the Board to contact the county asking for “No Parking enforcement” and also place a courtesy call with the property owner so they know their contractor(s) are causing a problem.
- Another suggestion was that the HPOA Building application contains information reminding owners and builders that it is their responsibility to keep the roads clear at all times. Perhaps this should be part of the HPOA approval package.
- Another owner noted that there was one structure failure from snow load and the building will have to be reroofed. This prompted a discussion from the floor about the requirements for professional engineering/architecture to cope with the snow loads.
- Ken Dull asked if the HPOA has exposure when the HPOA Building Committee approves building applications. The HPOA CC&R’s and the County height/setback restrictions don’t address structural issues, only the footprint and the height. Snow load and ground water is outside of the HPOA purview, hence the need for licensed engineering.
- Another speaker expressed appreciation about the comments: “Please do not dump/blow your snow in the road” when clearing your driveway/parking area.
- It was suggested (Ed Q.) that the Board investigate the feasibility of purchasing empty lots for snow storage. Perhaps some of the “unbuildable lots” could be acquired or rented or leased. It was pointed out that by definition; none of the lots are unbuildable. One owner felt that they are already getting more than their share of plowed snow, due to the plowing/blowing pattern. Lloyd noted that with current property prices, we might have to increase dues to acquire snow storage lots.
- One owner proposed a letter from the HPOA Board to Kittitas County thanking them for the great plowing job for the 2007/2008 winter. There were few “bad berms”. Plowing was early and frequent, and greatly appreciated.



Annual HPOA Meeting – 15th March 2008

- It was noted that the signage at the entrance to the Hyak Estates needs to be uncluttered and cleaned up. There are County road signs, Forest Service signs, Hyak Estates Signs, ski area signage. It's very confusing to drivers unfamiliar with the area.
- Lloyd noted that the Hyak "fancy signs", the engraved and painted posts, have been removed for refurbishment and replacement. We attempted to collect all the damaged and downed signs during the fall cleanup. One owner mentioned the signs are 20 years old and were expected to last only 10 years at the most.
- One owner called for a 4-way stop on the frontage road (SR 906). It's a Washington State highway and it needs better signage that it's not a 4-way stop. Too many close calls. It was suggested that a letter from the HPOA would carry more clout. Lloyd said that we would try to invite someone from state (WSDOT) or county (KC Public Works) next year.
- The Board was asked about abandoned cars on the lot near the entrance to the Estates. These lots are not part of the HPOA, so all we can do is ask the owner to cleanup his property.

Block Watch: Lloyd noted that the Snoqualmie Pass Women's Group has put out flyers. Block Watch cards were also available. Holly Cowan was invited to speak about Block Watch. She noted that the only recent event was a broken window on Cascade Place, possibly due to the snow. A stray dog was also picked up, probably belonging to Elizabeth S. Contact Holly for more info.

Election Results: there were 2 open positions. Lloyd Holman was re-elected to fill one position. John Velliquette was elected to fill the other position. Lloyd thanked Terri Harcus for her service on the Board. John is currently serving in Iraq, and should return for the May meeting.

Finances: Lloyd discussed the operating budget. He announced that the Board will conduct an internal audit during the 2nd quarter and proposed that this be a yearly function. The HPOA changed administrators at the end of 2006, and the new administrator – Francine Curd – is still accumulating data and updating the databases.

There was a suggestion from the floor to reduce the annual assessment. Others responded that the Board should keep a "rainy day fund" or reserve for unexpected expenses. If the assessment is reduced, it would be difficult to get a "special assessment" in a timely manner. Several folks noted that if the HPOA needed funds, for example, for a legal matter, the funds need to be readily available. Payback from insurance or from a judgment could take a long time. One suggestion was to earmark some funds for this "rainy day" or reserve fund so it's clear what the reserve is for, and how much.

Lloyd noted there had been some confusion about when the annual assessment is due, and when the late fee is imposed. Information will be included in the next statements clarifying the process. If you feel you have been incorrectly assessed a late fee, please contact the Board. And there is no penalty for paying early!

A discussion ensued concerning late payment or nonpayment of the annual assessment. The sense of the group was that all property owners are responsible to pay their annual assessment in a timely manner. The amount is reasonable and very affordable. If an owner is remiss, the Board should strongly pursue payment, up to and including liens on the property. One member expressed it as a matter of fairness: if I pay my share, others should too!

All were reminded 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. Don't wait until next year.

At that time, Lloyd thanked all for coming and called for a motion to adjourn.

The meeting was adjourned at 20:18.

Respectfully Submitted:

Greg Woodman HPOA Secretary