

**MINUTES of Heleena Hills Homeowners Association**

**Meeting date: July 29, 2013**

**Call to order:** A Board meeting of the Heleena Hills Homeowners Association, was held at Haggen Market Street Cafe, 8519 Market Place NE, Lake Stevens, WA on July 29, 2013. The meeting convened at 7:01 PM, President Steven Ewing presiding, and Steven Apodaca, secretary.

**Members in attendance:** Stephen Ewing, President  
Richard Schoentrup, Vice President  
Steven Apodaca, Secretary, Treasurer  
Ian Wipple, Homeowner

**Members not in attendance:** Representative from the Property Management Company

**Approval of minutes:** Minutes were approved by the Board members through email on or by June 28, 2013.

**Officers' reports:**

**President:** Stephen notified the Board of directors that the Lake Stevens Council will be having a Council meeting on August 12th. They will be discussing installation of the Roundabout and would like more Heleena Hills representatives to attend the meeting. Stephan was concerned that many of the houses are in need of painting a courtesy letter should go out reminding homeowners that its time to reevaluate homeowner maintenance schedules. There was also a request from a homeowner to approve the possession of chickens.

**Vice president:** To clarify the meeting location, Richard wanted to officially locate all Monthly board meetings at Haggen Grocery Store, in the deli area.

**Secretary/Treasurer:** Steve wanted to report that there is 30k in the operating account, 5.7k in a CD, and 6.2K in our money market. He notified Stephen that he is willing to go the August 12th Council meeting. Steve then reported that he is able to contact the property management much easier now since they hired an assistant. Still, very few tasks that were requested are not getting completed.

**Board and committee reports:**

**Ian Wipple:** Ian came to the meeting to discuss his opinion on the roundabout. Because of his experience with law enforcement, he pointed out the political obstacles that the board may need to go through for installation of the roundabout.

**Landscaping Committee:** It was agreed by the Board of Directors that the Violation report must be submitted to the Board during the Monthly Meeting for Approval. This means that the inspection must be conducted no earlier than a week prior from the Monthly Board Meeting.

## **Unfinished business:**

### **Roundabout**

*Motion:* Moved by Stephen Ewing to tentively approve submitting proposal to Mick Monahan, a Lake Stevens Council Member, to pursue the Roundabout. **Motion Carried.**

### **Ammdement to the Bylaws**

A motion was carried at the previous board meeting to increase the Board members to "no less than 3, no more than 5" and supporting language. Because of time constraints, this business was tabled until August meeting.

### **Hiring Third Party Company to Manage Website**

A motion was carried at the previous board to have Windermere research website companies--the goal being that the website will always be up to date. Because of time constraints, this business was tabled until August meeting.

### **Rental Policy**

A motion was carried at the previous board to have Windermere research the amount of rentals in Heleena Hills and discuss at next month's board meeting the possibility of a Rental Policy. Because of time constraints, this business was tabled until August meeting.

### **Parking on the Private Roads**

A motion was carried at the previous board to discuss new amendment to the Rules and Regulations to possibly come up with stronger enforcement (possible towing) when cars are blocking driveways. Because of time constraints, this business was tabled until August meeting.

## **New business:**

### **Property Management Company on Probation**

*Motion:* Moved by Richard Schoentrup to put Windermere Property Management on a probationary status due to the many complaints from homeowners and Board members. **Motion Carried.**

## **Announcements:**

Monthly Board Meetings for 2013 will be held at the last Monday of every month at 7:00 PM at the Hagen Deli. The next monthly board meeting will be on August 26th.

**Adjournment:**The meeting was adjourned at 8:44 PM, July 29, 2013