

**Lake Wilderness Country Club
HOA Board – Monthly Meeting Minutes
September 25th, 2014**

The following is an account of the minutes taken at the LWCC Homeowner's Board Meeting called to order, by C. Peterson at 4:01pm on September 25th, 2014 at the Lake Wilderness Country Club. This was a scheduled monthly meeting.

1. ATTENDEES

The following members of the LWCC HOA were present for the meeting:

Around the Clock:	James Tungsvik
President:	Celina Peterson
Vice President:	John McKnight
Secretary:	Shannon Waldorf
Treasurer:	Stephen Katzenson

ACC Requests:	Shirley Evans - absent
ACC Requests:	Eva Schmidt

2. PROPERTY OWNER'S COMMENTS AND CONCERNS – OPEN FORUM

- Div 3 lot 4: Mr. and Mrs. VanTrojen came to the meeting to meet the board and say hello.

3. REVIEW AND APPROVE THE AUGUST MEETINGS MINUTES

- This was done via email before the meeting.

4. TREASURER'S REPORT/FINANCIALS

- Cash in bank:
\$433.03 - Checking
\$20,012.62 - Savings
\$20,445.65 – Total

5. AROUND THE CLOCK DRIVE THRU REPORT

- Will be provided via email after the meeting by J. Tungsvik.
- Div 1 lot 22: flower beds need weeding
- Div 1 lot 26: waste cans left visible, need to be moved
- Div 1 lot 34: waste cans left visible, need to be moved
- Div 1 lot 58: waste cans left visible, need to be moved
- Div 2 lot 16: air conditioning unit needs to be removed
- Div 3 lot 38: flower beds need weeding

- Div 3 lot 43: pallets in driveway need to be removed
- Div 3 lot 46: flower beds need weeding
- Div 3 lot 51: waste cans left visible, need to be moved
- Div 5 lot 33: waste cans left visible, need to be moved

6. OLD BUSINESS

- 6.1 ACC Draft Amendment update from J. Tungsvik: ballots were mailed to homeowners in June. Some ballots have been returned, however not enough have been returned yet to meet the super majority. A second batch of ballots was sent out to the homeowners who have not voted yet. **(9/25 update: the third batch of ballots have gone out, J. Tungsvik stated some have been returned and he will give us an update ASAP.)**
- 6.2 J. McKnight wanted to discuss drivers speeding on the lower part of the main entrance on Lake Wilderness Country Club Dr SE. S. Waldorf also brought up the skateboarders that are a hazard in the roadway. J. McKnight will contact the Maple Valley Police Department to ask for assistance. **(9/25 update: still in process.)**
- 6.3 Storage unit: J. McKnight asked about getting the HOA's money refunded from the storage facility since they charged us for two units for several months. J. Tungsvik will look into this issue. **(9/25 update: J. Tungsvik and S. Evans cleaned out the storage unit and the HOA is no longer renting the unit. The financial issue was also resolved.)**
- 6.4 There are several lights out at front entrance: C. Peterson will check what lights are needed and look into replacing them. **(9/25 update: C. Peterson replaced the lights, however some are still not working. J. McKnight will get a quote from an electrician.)**
- 6.5 Budget concerns: J. McKnight stated the HOA appears to be over budget by about 200%. J. McKnight suggested changing some of the coding of items on the budget to more directly show specifically where the money is going and what it is going for. This would show more transparency to the homeowners of where the HOA money is going. J. Tungsvik will look into making some changes. At the next meeting the 2015 budget will be discussed. **(9/25: some changes have been made already, more will be discussed when we discuss the budget at this meeting.)**

7. NEW BUSINESS

- 7.1 New damage to LWCC fence: The white fence was damaged by a golfer. The golfer has repaired the fence, but still needs paint. C. Peterson will look into whether the golfer is planning on painting the fence.
- 7.2 Yearly meeting: This will be November 19th, 2014 at 6:30pm. C. Peterson will talk with the Lake Wilderness Club to ensure availability.

- 7.3 Fall Flyer: S. Waldorf will work on this flyer and send to J. Tungsvik for mailing to the homeowners.

8. ACC REQUESTS

- Div 1 lot 37: small privacy fence
APPROVED BY BOARD
- Div 2 lot 9: exterior paint
APPROVED BY BOARD
- Div 5A lot 31: new roof, chimney and siding
APPROVED BY BOARD

9. CLOSED EXECUTIVE SESSION

- Div 1 lot 47: Lien payment plan is now in place, however the HOA has not received the first payment. J. Tungsvik will look into this matter.
- Div 3 lot 16: J. McKnight made a motion to see this matter to conclusion; the motion was seconded by E. Schmidt. All board members were in agreement.

10. ADJOURNMENT

The meeting was adjourned at approximately 5:30pm. The next scheduled meeting will be October 15th, 2014 at 5pm at the Lake Wilderness Country Club. The following dates will be the upcoming HOA meetings for 2014.

11/19/14 - Yearly Annual meeting with the entire neighborhood.

ACTIONS TO BE TAKEN:

It has been unanimously decided to take the following actions:

Topic	Action	Responsible	Due Date	Comments
6.1	ACC Draft Amendment mailings	J. Tungsvik	10/15	
6.2	Vehicle speeders and skateboarders	J. McKnight	ASAP	
6.3	Storage Unit	J. Tungsvik	ASAP	
6.4	Lights out at front entrance	J. McKnight	ASAP	
6.5	Budget concerns, new budget	Board	ASAP	
7.1	Fence near golf course on LWCC	C. Peterson	ASAP	
7.2	Yearly meeting	C. Peterson	ASAP	
7.3	Fall Flyer	S. Waldorf J. Tungsvik	10/6	