

ANNUAL HILLCREEK HOMEOWNERS ASSOCIATION MEETING
6/26/2013 AT 7 PM
FIFE PIERCE COUNTY LIBRARY

Board members present: Jeff Shaver, Bethany Kostin, Patty Roberts, plus Lori Nicolaus, Association Manager. Board member absent: Susan Knobloch

Quorum was established with 6 homeowners present and 21 homeowners by proxy.

Jeff, our president, led the meeting. This is his last meeting as he is stepping down from the board tonight. He will do the next newsletter for us. Jeff introduced the board. A meeting agenda which was followed was provided to everyone.

Agenda Items:

Newsletters: Are people satisfied with the newsletters? Newsletters are now available online and on doorsteps, plus compiled into a notebook for viewing. Yes, everyone happy with newsletters, no complaints.

Common Areas: What do people think about the upkeep of the common areas?

- A Homeowner complained about the North side, by the entrance of the park being overgrown
- At the entrance to the neighborhood, big rocks from the rock wall have mysteriously disappeared. (Mr. Furtwangler noticed this and brought it to our attention. He reported that he had complained to King County about rocks missing from the wall. The county told him that Homeowner or board members need to report it.) What can we do about this?

Upkeep of Personal Property: Are people happy with the current level of enforcement? Complaints and Suggestions from homeowners present:

- 2201 has overgrown trees and brush pile.
- If there are standout properties, meaning homes in super noticeable deterioration, it was suggested that we could offer to help paint their houses. Sometimes people can't afford to paint or make repairs. Since repairs to homes benefit us all, it would behoove homeowners to offer their skills and help.
- Do more Walk-Throughs and invite interested homeowners to come along. (Mrs. Furtwangler might be interested in walking through the neighborhood with us.)

Work Party Ideas:

- Remove dead plants, plant new ones. Remove dead Arborvitae.
- Trim the trees around the house at the entrance to the neighborhood. House is not in the HOA.
- Weeding the play area at the park.
- Work party scheduled for July 20th. Will be publicized about in the next newsletter.

Speeding: People are still driving too fast in and out of the neighborhood.

- Lori mentioned the Traffic Safety Pledge mailed with Annual HOA Meeting Invitation and bill for dues. Homeowners need to sign the Pledge in order to get a sign provided by King County that basically will remind us to slow down, kids at play.
- Mr. Furtwangler would like to have stop signs installed at several locations in Hill Creek. He asked the board to look into the process for getting the stop signs. Board agreed to look into it.
- Speed bumps are not an option.

Picnic: Are people interested in having the annual picnic, any improvements to make?

- Yes, people want a picnic. No replies against it.
- How will we publicize the event for a good turnout? – newsletter and website.
- The picnic will be planned for mid-August.

“Virtual Sign”: Since King County zoning laws don’t allow for a Community Bulletin Board sign to be physically installed in any area of Hill Creek, a “virtual sign/newsletter”/ “Community Bulletin Board” idea was proposed by the board.

- All homeowners present agreed that this is necessary and desired.
- Examples of postings could include: notices of lost pets, services offered, trades, items of interest to our neighbors, event notification such as picnic and garage sales.
- Bethany will work with Lori on this.
- This could be a Facebook page possibly linked to from the HOA website online. Lori said it might be possible, but would need to be monitored regularly for spam, spyware, appropriateness etc.

NEW ITEMS:

Park Walkway: Walkway in the park area is pulling away from the ground, making the walk surface uneven which could result in liabilities. Patty has obtained several bids from contractors to replace the walkway. The bids range in price from \$3,000- \$16,000. Cory Patton, a homeowner present, suggested that we find out the yardage of concrete needed. Delivery of concrete costs about \$100 a yard. Cory is a contractor and will get some bids for us.

Playground Equipment: Playground equipment will need to be replaced soon. It is not safe for kids under 4 years old/real small kids.

- Cory and his wife said that they would be willing to donate toward new equipment and they are willing to go door to door asking people if they would care to donate money towards this. They have 2 small kids as well as other homeowners with kids so this may be more important to them than to people without kids.

Budget: The budget for 2013-2014 was approved.

- There are several delinquents for dues.
- Homeowner (Mr. Furtwangler) suggested raising dues.
- It was suggested that the option to pay dues in installments vs. a lump sum be given to all homeowners. The small print of installment payments is that it costs more and takes more work to process installments than a lump sum. A few dollars may be added to the amount owed for each installment to cover the costs.

Board Member Nominations:

- Patty Roberts, Bethany Kostin and Susan Knobloch were re-elected.
- Jeff Shaver is stepping down as president. He will no longer serve on the board.
- No volunteers identified themselves to join the board.

ACC: The same 4 people will remain on the ACC. They have 30 days to Disapprove. No response is Approval.

Annual Hillcreek Homeowners Association Meeting Adjourned at about 8:15 PM.

Notes typed by Bethany Kostin