

# Hill Creek HOA Annual Meeting Minutes

June 15, 2016, 7:00pm at Milton Library

**Call to Order and Verify Quorum:** Meeting was called to order by board president Jeff S at 7:00pm. A quorum was established with 10 lots represented in-person and 22 lots by proxy. (A quorum requires 17 lots in-person or by proxy.)

**Introductions:** Jeff S introduced property manager Lori N. Jeff introduced himself and Larry B as board members. Unable to attend was 3<sup>rd</sup> board member Morten H.

**Approval of Previous Annual Meeting Minutes:** Minutes were approved as written.

## Old Business:

**Review of Accomplishments:** Over the past year, 1) the board has made some repairs to the **white fences**. 2) They have enforced **parking and vehicle registration** rules. 3) They looked into installing a **street light** near the trailhead, but put the idea on hold; at least \$20k would be required to get electricity to that location. 4) They considered an amendment to the CC&Rs to limit the number of **rental properties** in the HOA, but set aside the idea because of legal considerations and the considerable effort that would be required to enforce such a rule. The board instead will focus on enforcement of current property maintenance rules for all lot owners. 5) The board had some dialog with the City of Milton to learn about the **annexation** process. While not considering annexation at this time, the board is open to hearing from Milton about the pros and cons of annexation. Tommy C asked the board to also investigate Federal Way annexation.

**Personal Property Maintenance:** In an effort to improve the appearance of properties, ~~the board had tried to establish a committee that would walk around the neighborhood and identify properties needing the board's attention. Because the walk-around committee has not been well attended,~~ the board decided to start walking around the neighborhood themselves. The first walk-around was in May. A reminder about the type of violations observed appeared in the Spring newsletter. Walk-arounds will continue. Anyone is welcome to join, and all neighbors are encouraged to report violations to the board.

**Common Area Maintenance:** The board has been re-visiting the landscaping contract. Other landscaping companies were solicited, but only one was willing to bid the job. The current landscaper was also asked to re-bid the job with the additional task of maintaining the west and north slopes of the park.

**Neighborhood Safety:** Larry B reported on his efforts to establish a neighborhood Block Watch. He has made contact with other such groups in the area. Larry asked for volunteers to take over the Block Watch project. It was mentioned that some car windows were recently tagged with paint, and there have been thefts from garages and porches.

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## New Business:

**Annual Work Party and Picnic:** The board plans to hold a work party this summer to do some cleanup of the common areas.

**Dead Shrubs:** Our landscapers quoted \$250 to remove the shrubs with a chainsaw or \$500 to dig them out. Alternatively, we could remove them at the work party. Cory said he was willing to help.

**Dog Business:** Nataliya mentioned that she has noticed dog doo in the park. Pat S suggested installing a doggie bag dispenser there.

**Play Area:** Larry's wife requested an additional 2-3 yards of pea gravel to make the play area safer. Pat made a motion to authorize \$100 for this purpose. Ed said he could pick up and deliver the pea gravel.

**Presentation and Approval of Budget:** The budget was reviewed and approved. The only significant change from last year is a slight increase for landscape maintenance because the north and west slopes of the park will now be maintained regularly. The budget will be posted at hillcreekhoa.com.

**Election of Board Members:** Jeff, Larry, and Morten volunteered to serve another term. Tom Giese, who served on the board a few years ago, was nominated to serve again this year. The vote was unanimously in favor.

**Appointment of ACC Members:** Mike C, Melodie S, and Tari F agreed to stay on the committee. Belinda S volunteered to join. All four were voted in.

## Comments and Questions for the Good of the Community:

Everyone is encouraged to join **Nextdoor.com**, where you can find out what's going on around the neighborhood. Just put in your address and the website will help you get started.

Tari asked the board what **complaint** they hear the most. Jeff replied that there have been very few complaints lately.

Nataliya and PoCheng asked about parking rules. They have noticed some people **parking on blind corners**. It seems dangerous, but is it against the rules? Jeff mentioned that the documents on the website list our parking rules, and the rules don't really forbid this. However, the board is willing to send a nice letter to the vehicle's owner if someone reports a problem.

**Adjournment:** The meeting was adjourned at 7:53 pm.