

Hill Creek HOA Annual Meeting Minutes

June 25, 2018, 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 8 lots represented in-person and 17 lots by proxy. (A quorum requires 17 lots in-person or by proxy.)

Introductions: Jeff introduced himself, Glenn M, Morten H, and Tom G as board members, and Lori N as manager.

Approval of Previous Annual Meeting Minutes: Approved as written.

Old Business:

Review of Accomplishments: Jeff reviewed annexation, common area maintenance, rule enforcement, security, and dues collection, as detailed below.

Annexation Update: Jeff reported on the annexation project. We are waiting for the City of Milton to finalize the annexation. Some questions were raised:

- Who will maintain the streets? Answer: Milton
- Who will maintain the park? Answer: Hill Creek HOA
- Will Milton now maintain the entrance to the neighborhood? (Paul C)
- Would Milton be willing to install speed bumps? (Mike C)
- Could we get more caution signs at the trailhead? (Glenn M)

Common Area Maintenance: The board hired a more responsible landscape company that charges a bit less. They have been doing a good job most of the time, but the board has noticed occasional lapses.

Enforcement of Personal Property Maintenance: The board has taken more action this year than in previous years, getting tougher on rental properties, and having some success. The rules say that it is not up to the board to seek out violators. It is up to neighbors to notice, encourage compliance, and report violations to the board.

Neighborhood Security: Property crime seems to be on the rise. The board hopes that Milton police patrols will be a deterrent. Mike C suggests weekend 2am patrols. Paul C mentioned a street light that is out, and Jeff told everyone about the link on our website to the Puget Sound Energy site for reporting street light outages.

Collections: The board turned 3 accounts over to a collection agency. So far, one account holder has made a partial payment.

New Business:

Annual Picnic: Jeff asked if we should have a picnic this year. (No work party this year because the board plans to hire someone to clean and paint the white fences.) Mike C said that a picnic was a good idea, and an important opportunity to get to

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know our neighbors. Melodie said that a picnic gives an opportunity to meet our neighbors and that getting to know our neighbors will help with neighborhood security. Ed N suggested serving steak and lobster to get better attendance. Mike C suggested doing something special for kids. Someone suggested a bouncy house. The board agreed to fund the picnic again this year.

Presentation and Approval of Budget: The budget was reviewed and approved.

Election of Board Members: Jeff, Glenn, Morten, and Tom volunteered to serve another term and were unanimously re-elected.

Appointment of ACC Members: Mike C, Melodie S, Tari F, and Belinda S agreed to stay on the committee.

Comments and Questions for the Good of the Community:

Mike C said that he trimmed the ivy at the top of the entrance hill again this year and asked if the new landscaper could start doing that once a year.

Paul C mentioned that the dip in the road at the end of 23rd Pl S is getting larger. He volunteered to call King County to report the problem.

There was a request on one of the proxies to have the mobile basketball hoop on the corner of 19th Ave S removed. A suggestion was made to send a letter. Another suggestion was made to mention it in the newsletter.

Another proxy complained of a neighbor's backyard weeds invading the homeowner's yard. Jeff said that a notice of violation had recently been sent.

Another proxy mentioned that parking at the mailboxes can get crowded and force parking in the wrong direction. The board acknowledged the situation.

Adjournment: The meeting was adjourned at 7:40 pm.

Minutes submitted by Lori N.