

# Hill Creek HOA Board Meeting Minutes

7/30/14 at 7pm in the Park

**Board Members Present:** Morten, Jeff, Larry, and Bethany; also manager Lori

## **Park Maintenance:**

Valasquez Landscaping sprays weed chemicals on the park slope once a year.

We found 1 property marker behind Lot 87 (on park slope).

Lot 86 and 87- We have legal descriptions of these properties' and the park's coordinates:

**Click on the link for the coordinates of the Park from King County Parcel Viewer:**

[http://www5.kingcounty.gov/kcgisreports/dd\\_report.aspx?PIN=7212681140](http://www5.kingcounty.gov/kcgisreports/dd_report.aspx?PIN=7212681140).

**The following link contains a 6 page document from King County Parcel Viewer. The document contains a map detailing the coordinates of every owned Hill Creek property including the Park with legal description:**

<http://146.129.54.93:8193/imgcache/OPR199105140217-1-6.pdf>.

The board plans to mark the boundary line of the park ASAP. The property line will be marked with a temporary material such as stakes or PVC immediately so that the landscapers will have a visible scope of work on the slope. The other reason for marking is for the lots behind the park, especially lot 87, to know their scope. The board discussed but have not yet decided on a more permanent boundary in the near future such as a fence.

**Work Party August 17<sup>th</sup>:** To do:

- Shovel and rake pathways in the park to prepare for laying topsoil and then sod.
- Weed the area behind the mail boxes.

**Thank You Ed:**

A significant amount of blackberries were cleared from the park slope.

A space was cleared for the new playground equipment.

Broken pieces of the park walkway were removed.

**New Rainbow playground equipment** has been installed by Rainbow and looks great. The equipment is sturdy and feels safe- it has been tested by an adult. **Thank you Cory and Marnie Patton** for doing the research and coordinating the purchase and installation!

## **Perpendicular Parkers:**

HOA Rules and Regulations are vague: (Parking outside for 3 vehicles, parking allowed on streets but not sidewalks, etc.) We have decided to let this issue be until after the walk-around event where we will be looking at not only how cars are parked but also if yards have been maintained, outside appearances, etc. Lot 88 has the most cars parked outside usually, and the most complaints have been made against them about the cars.

## **Property Maintenance:**

Board suggested that Lori could create a table on our web site showing which lots had recent ACC approvals. Names and addresses would not be included. When an ACC approval is completed, the signing ACC member could email Lori so that the approval could be noted on the web site.

Lot 80- Bricked-up 3<sup>rd</sup> garage door- will be noted by walk-around committee. Lori is to ask Mike if he received an ACC request for the bricked-over garage.

Lot 50- unfinished paint job on garage doors- Morten spoke with them, job is now finished.

Lot 68- received a letter about the sagging garage door- this and other garage doors will be noted by walk-around committee.

Lot 101- mow the lawn, theirs and others' lawns will be noted by committee.

Lot 72- RV is gone now after having been parked in driveway for over a month.

Lot 63- Parking autos in front of driveway. Walk-around Committee will note this and others. There is a Ford Explorer with expired tabs. Board asked Lori to write a letter about the tabs and blocking the driveway.

Mr. Furtwangler requested a reference on the web site showing house number and lot number. Board agreed that Lori should add. Bob Robinson noted that many lots have weeds growing along gutters, driveways, and sidewalks. We will reply to him that we are taking broad-based action which will include this unsightly condition.

## **Walk-Around Committee Checklist Ideas:**

1. Cars- check for expired tabs, parking compliance, and blocked driveways.
2. Garbage cans- check for blatantly visible in front of house.
3. Yard maintenance needs
4. Properly maintained gates, fences and roofs
5. Note tree and shrub maintenance needs near streetlights and driving visibility compromises, crowding sidewalks.
6. Note structural changes that appear to have required ACC approvals (whether approved or not).
7. Note commercial vehicles, boats and RV's parked in driveways or streets.
8. Note which lots need driveway and sidewalk weed maintenance.
9. Garage door maintenance.

Bethany will deliver **welcome baskets** to lots: 49, 16, 84, 28(?), and 39(?).

51% of homeowner's have signed the speeding pledge agreeing to drive 25 miles an hour or less. Lori will pursue getting the speed limit/please drive slow sign from King County installed.

**Crime:**

Larry B. will research the King County Block Watch program.

The board plans to speak with 3 police officers living in Hill Creek for advice about what to do about crime- Which city, county, annexation, etc would best manage crime in our neighborhood?

It would be nice to have a current report on crime happening near us. Bethany suggested checking out the SPOTCRIME website: <http://spotcrime.com/>

**We have a FACEBOOK page:**

[https://www.facebook.com/HillCreek.FedWay?ref=hl&ref\\_type=bookmark](https://www.facebook.com/HillCreek.FedWay?ref=hl&ref_type=bookmark). The Facebook page contains a link to our website. A link to the Facebook page could possibly be added to the website.

**Raising annual HOA dues:**

In the next newsletter Jeff will begin communicating that we plan to discuss raising dues at the next annual HOA meeting in June 2015. RCW requires notification be given at least 1 month in advance of the annual meeting for this topic.

**Next Board Meeting:** Wednesday, September 3<sup>rd</sup> at 7pm in the park if weather permits.