

HILL CREEK HOA
BOARD MEETING
1/7/2015, 7pm at Larry's

All members present: Jeff, Morten, Larry, Bethany and Lori.

Park Maintenance: Larry plans to install 6 metal posts with PVC, 1 post on each end and 4 in the middle to mark the park boundary for now. Jeff and Larry will purchase the metal posts and PVC.

Bethany noticed 1 swing missing from the swing set in the park. We will install a new swing along with locking hooks to prevent further damage/theft to swing set.

Banking (Lori): Our trade name is officially: Hill Creek HOA. People can still write checks to "Hill Creek HOA" and the bank will accept them without confusion. The Union Bank branch in Milton is closing. The next nearest Union Bank is in Tacoma. The board agreed that Lori could move the HOA accounts to BECU again.

White Picket Fence: Although we don't know who technically owns the white picket fence along 380th, it is most likely owned by King County and the responsibility will fall to us if we want to keep it looking nice. It may be the year to re-paint and make repairs.

Walk -Around Committee: Bethany will take pictures of the lots noted from the last walk-around to be viewed by the Board. We will determine whether the offenses are regulatable in relation to the HOA Rules and Regulations. The Next official walk-around will be scheduled for spring 2015.

Complaints and Compliance:

Lot 49: They will get a letter. The fence fell down. Either the fence needs to be fixed or the backyard cleaned up and fix the gutter and fix the garage door.

Lot 87 has a huge purple tree needing to be trimmed in front of the home. The wording of the letter should say that the tree has overgrown its space, it is detrimental to the appearance of the neighborhood, and it must be pruned to scale or removed. .

Lot 88 Messy yard and driveway and the garage doors are always open at least partway. We have asked them to clean up before with no result. In order to be very clear and specific about what needs to change, we decided to take photos first and discuss at the next board meeting.

Lot 101 has a messy driveway, weeds in sidewalk. Bethany will take a picture for the board.

Lot 92 has a side yard un-landscaped and messy sidewalk. Bethany will take a picture for the board.

Lot 68A was spoken to by Larry and received a letter from Lori. The tree blocking the streetlight is still blocking light from the sidewalk. Lori will send another letter.

Lot 19 will get a letter about the blackberries in their yard. They also have a shrub growing over the sidewalk.

Lot 54 Lori will write a letter asking them to properly dispose of yard debris in front, and to clear weeds in the back so they don't grow under the fence. Also, we will recommend they install their house number to assist emergency workers.

Lot 86 BMW expired tabs. Tenants have moved, and car is gone.

There is a **dog** barking in the backyard of a house across the street from Larry. Morten will talk to the homeowner tomorrow to see if we can get this resolved.

Dues: We will plan to include a possible dues increase on the invitation/agenda for the annual meeting.

Newsletter: Jeff plans to write the newsletter ASAP.

Newsletter Items:

1. Care of yards, front of homes, and sidewalks.
2. Do people want to have the landscapers care for their yards for a possible good deal?
3. Remind people that we are "Striving for Marketable Condition" (Larry's words.)
4. Promote our new Facebook page. Anyone can post notices on it for example: Lost pets, etc.
5. Mention the "Blockwatch" program.
6. ACC process: Along with the newsletter, Bethany will print and deliver blank copies of the ACC request form.

Next Board Meeting: February 4th.

HOA board will invite the ACC, Bethany will talk to Tari. The purpose of inviting ACC to the next board meeting is to work out a speedy and effective communication process among ACC members and board members.

8:15 pm meeting adjourned.

Minutes written by Bethany; edited by Lori