

Hill Creek HOA Board Meeting Minutes

July 7, 2015, 7pm at Hill Creek Park

In attendance: Board members Jeff, Larry, and Morten; manager Lori; park weed puller Melodie.

Election of Officers: Board members agreed to keep their positions from last year: Jeff, president; Larry, vice president; Morten, treasurer.

Minutes: Lori agreed to take minutes this year. Lori will also edit the annual meeting minutes submitted by Bethany.

Work Party: As we did 3 years ago, we will pressure-wash the fence on one weekend and paint during the work party. Cleaning will occur July 25 or 26, depending on weather. Jeff will publish cleaning dates in the newsletter; potential helpers will be asked to RSVP to board@hillcreekhoa.com. Jeff will also publish Aug 1 painting date in the newsletter.

Block Watch: Jeff will advertise Larry's block watch effort in the newsletter.

Walk-Around Committee: Larry will contact new volunteers Paul C and Patricia V, and previous committee members Tari F and Bethany K, to see if one of them is willing to lead this committee. The committee will look for violations and report them in writing to the board. This is intended to remove the burden of telling on one's neighbor.

Request for "Impartial 3rd Party" Property Manager: Larry will ask Ted C to get bids from three property management firms.

Complaint Process: Jeff will think about how to streamline the complaint process while complying with our governing documents.

Higher Dues for Rentals: Is it legal? Lori will read our governing documents and the RCWs.

Landscaper Bids: Morten will start looking for landscapers who might want to bid on our common area maintenance. Melodie has already found one. We will ask our current landscaper Joaquin V to bid.

Garage Sale Spring 2016: We will revisit this in Jan/Feb/Mar.

Streetlight at Trailhead: The trail is open from dawn to dusk, so City of Milton will likely have no interest in installing a streetlight. Morten will contact Puget Sound Energy about installing one like Susan K did a couple years ago. Lori will send our current PSE account numbers to Morten.

Fireworks Fire in Park: Jeff will mention in the newsletter that fireworks are prohibited in the park (just like the sign says). We may ask for volunteers to patrol the park next year.

Enforcements:

- Lot 88 corvette under orange tarp: Jeff will write a complaint, which will start due process. If we apply a \$150 fine, we can put a lien on the property.

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- Lot 86 RV not well hidden: The owner has sent an email requesting a face-to-face meeting and the board agrees we should do that before taking further action. **Morten**, **Jeff**, and/or **Larry** will schedule this meeting via email. Maybe a door or a fence could be installed. Of course that would need ACC approval.
- Lot 85 car under tarp: **Lori** has emailed the last known property manager for this lot to ask tenants to store car in garage.
- Lot 99 truck with expired tabs: **Morten** will stop by and talk with truck owner.
- Lot 36 RV: there longer than owners said it would be, but it is gone now, so we will let it go.
- Lot 68A tree: Owners have asked for an extension and have paid \$150 fine. We will re-evaluate the situation at the next meeting.

Collections: We might consider using a collection agency for lot 88.

Next Meeting: August 5, 2015.