

## Hill Creek HOA Board Meeting Minutes

Aug 10, 2015, 6:30pm at Hill Creek Park

**In attendance:** Board members Jeff, Larry, and Morten; manager Lori; homeowners Rob A, Michael P, Judy B, Glenn M, Ted C, Karrlie C, Greg H, Stacy B, and Paul B.

**Work Party:** Cancelled this year for various reasons. However, board members did pressure-wash the fence. Larry replaced a section. **Board members** will paint soon.

**Block Watch:** As promised, Jeff advertised Larry's block watch effort in the newsletter.

**Walk-Around Committee:** Larry contacted committee volunteers, but the committee hasn't taken any action yet. The intent of the committee is to look for violations and report them in writing to the board. Committee members could also knock on doors and suggest improvements. Karrlie, Judy, and Rob volunteered to serve on the committee (in addition to existing volunteers Paul C, Patricia V, and Tari F) and gave Larry their contact information. **Larry** will continue his efforts to set the committee in motion.

**Request for "Impartial 3rd Party" Property Manager:** **Ted C** and **Rob A** will search for property management firms that we would want to interview. **Michael P**, who works in the mortgage industry, says he can review the list and tell us who to avoid. He suggests coming up with a list of our top 10 questions and concerns to ask the candidate firms. **Larry** offered to help come up with the questions.

**Complaint Process:** **Jeff** and **Larry** have been reviewing our governing documents and are formulating a plan for a more effective complaint process. More info to come.

**Higher Dues for Rentals:** Lori read our governing documents, the RCWs, and some opinions on the internet. While there was nothing specifically forbidding higher assessments for rentals, there is a feeling that it could be considered discrimination, which is forbidden. Michael said that some HOAs charge landlords move-in and move-out fees, or collect deposits. We would need to be able to justify charges based on higher expenses for rentals. **Lori** will study our records to see if there would be financial justification.

**Landscaper Bids:** **Morten** is still looking for landscapers who might want to bid on our common area maintenance. He has a couple of names so far. We will also ask our current landscaper Joaquin V to bid.

**Streetlight at Trailhead:** The trail is open from dawn to dusk, so City of Milton may 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 sent our current PSE account numbers to Morten.

**Fireworks Fire in Park:** As promised, Jeff mentioned in the newsletter that fireworks, which started the fire in the park, are prohibited in the park (just like the sign says). We will enforce this policy next year, with someone patrolling the park on and around the 4th.

### Enforcements:

- Lot 88 corvette under orange tarp: Because the house is in foreclosure, it is unlikely that further monetary fines will matter to the owner, and we may not recoup the

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money it costs to file a lien (at least \$72 for each recording). However, we need to demonstrate that we are making a strong effort to enforce our rules. Therefore, the board agreed that we will apply a fine, possibly a recurring fine, and file a lien. **Jeff** will direct subsequent steps.

- Lot 86 RV parked on side of house: The owner had sent an email requesting a face-to-face meeting and the board agreed we should do that before taking further action. Owner was invited to the board meeting, but he did not attend. **Jeff** will write a complaint and will then direct the subsequent steps in the process.
- Lot 85 car under tarp: Lori had emailed the last known property manager for this lot to ask tenants to store car in garage, but did not receive a reply. **Lori** will write a complaint to initiate due process. **Jeff** will direct subsequent steps.
- Lot 99 truck with expired tabs now parking on the grass: **Larry** will write a complaint to initiate due process.
- Lot 68A tree: Owners asked for an extension until July 1 and have paid a \$150 fine. More than a month later, the tree still stands. **Lori** will draft a letter of violation with a \$250 fine giving 15 days to correct the violation, and saying we reserve the right to remove the tree and bill the owners. **Jeff** will review the letter before it is sent.
- Lot 59 meat smoker: Owners of lot 60 are concerned with smoke entering their home from the meat smoker near the fence at lot 59. **Morten** will talk to lot 59 owners.

**Collections:** We are still considering using a collection agency for some lots.

**Next Meeting:** Sept 9, 2015, 6:30 pm.