

Hill Creek HOA Board Meeting Minutes

Sep 9, 2015, 6:30pm at Hill Creek Park

In attendance: Board members Jeff, Larry, and Morten; manager Lori;

Block Watch: Larry became a victim of crime on August 16th. His truck was broken into at around 1:00 am. His car alarm went off and he saw a small blue SUV speeding away. The thieves stole a few items. Jeff suggested that we could post such incidents, without identifying victims, on Next Door or Facebook so that neighbors can be aware of crime in the neighborhood. **Jeff** will post Larry's incident.

Milton Annexation: Morten was approached informally by Tony, a Milton board member. **Morten** will contact Tony to get more information about annexation.

Walk-Around Committee: Having received no response to his last email asking committee volunteers to organize, **Larry** will email them again. (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.)

Request for "Impartial 3rd Party" Property Manager: No news from **Ted C** and **Rob A**, who were to search for property management firms that we would want to interview.

Complaint Process: Jeff developed a standard Notice of Infraction and Fine which we have now used for 3 lots. **Jeff** plans to further develop the standard process.

Higher Dues for Rentals: So far, we have found no financial justification to support higher dues for rental properties. We do not spend more time dealing with rental properties; the biggest problems in the past few months have been with owner-occupied properties. **Jeff** recently became aware of a condo association that has put a limit on rentals, and will try to find the document that authorizes the limit.

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.

Enforcements:

- Lot 88 corvette under orange tarp: Our Notice of Infraction and Fine was received by the owner on 9/1. If the violation is not corrected by 9/16, we will begin to apply a fine of \$10 per day. The balance will appear on the monthly statement to the owner.
- Lot 86 RV parked on side of house: Our Notice of Infraction and Fine was received by the owner on 9/2. If the violation is not corrected by 9/17, we will begin to apply a fine of \$10 per day. The balance will appear on a monthly statement to the owner.
- Lot 85 car under tarp: Lori wrote a complaint to initiate due process, but also emailed property manager, asking her to ask the tenants to store the car in the garage. If there is no resolution by 9/16, **Lori** will write the nice-but-firm letter to

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owner Invitation Homes giving 2weeks to comply. **Morten** will knock on the door to request compliance.

- Lot 99 truck with expired tabs now parking on the grass: Larry wrote a complaint to initiate due process. **Lori** will write a nice-but-firm letter outlining the 3 violations: improper parking, non-current tabs, and detrimental landscape.
- Lot 68A tree: Our Notice of Infraction and Fine is expected to be received by the owners on 9/10. If the violation is not corrected by 9/25, we will apply a fine of \$250. We said that we reserve the right to remove the tree and bill the owners.
- Lot 59 meat smoker: Morten talked to both owners. Lot 59 owner agreed to give notice of one day to lot 60 owner before using smoker so she can close her windows.

Fence Painting: Larry painted the fence. Earlier he replaced a section. Lori wrote a check to reimburse him for materials.

Unpaid Late Fees: Some people paid late but did not include the late fee. This is unfair to those who paid late and included the late fee. The board decided to keep the late fee on the accounts and add it to next year's dues bill.

Next Meeting: November 4, 2015, 6:30 pm.