

Hill Creek HOA Board Meeting Minutes

Nov 4, 2015, 6:30pm at Jeff's House

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

Block Watch: Another recent car break-in is a reminder that some kind of block watch would be a good idea. Jeff has posted these incidents, without identifying victims, on Next Door or Facebook so that neighbors can be aware of crime in the neighborhood. We are at about 25% membership on Next Door. Our next step could be to go door to door collecting contact information.

Milton Annexation: Morten contacted the urban development department at the City of Milton and got more information about annexation. They have a planning map that identifies our neighborhood as a target for possible annexation. There are two ways to proceed towards annexation. We could submit a petition to the City of Milton signed by 20% of the registered voters in the neighborhood. Or the Milton city council could make a resolution to annex us. Milton would have to do various studies. If results were favorable, all registered voters would get to vote. If annexed by Milton, we would most likely remain King County.

Morten will find out how likely Milton is to initiate annexation.

Walk-Around Committee: Temporarily on hold due to lack of interest. (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. **Jeff** plans to further develop our standard process, or at least document the fine details thereof.

Limiting Rentals: Jeff has a copy of an amendment to a condo association's CC&Rs that limits the number of rental properties. **Jeff** will email the document to the board for review.

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: Morten contacted Puget Sound Energy about installing one like Susan K did a couple years ago. PSE estimates \$2000 for installation. The trail is open from dawn to dusk, so City of Milton may have no interest in installing a streetlight, but **Morten** will ask. We might want to ask about getting brighter light bulbs for the whole neighborhood.

Enforcements:

- Lot 88 corvette under orange tarp: gone!
- Lot 86 RV parked on side of house: gone!
- Lot 85 car under tarp: gone!
- Lot 99 truck with expired tabs now parking on the grass: gone!
- Lot 68A tree: gone!
- Lot 59 meat smoker: No further complaints.

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- Lot 54 back yard overgrowth into neighbor's yard: we need a written complaint. **Morten** will ask neighbor to write one. If they will not, he will write one himself.
- Lot 49 tree blocking streetlight: Owner was going to remove tree, but tenants wanted to keep it. Tree has been severely trimmed, resulting in much improvement. However, some branches still cast a shadow on the sidewalk. We need a standard such as "Trees must not block any light from reaching the sidewalk." **Larry** will look and take a picture.
- Lot 58 tree blocking streetlight: Morten reported this. **Larry** will look and take a picture.
- Lot 110 tree blocking 25mph sign and streetlight: Morten reported this. **Larry** will look and take a picture.

Newsletter: **Jeff** will write a newsletter with reminders for holiday decorations, garbage and recycling bins, dog management.

Next Meeting: January 6, 2016, 6:30 pm.