

Hill Creek HOA Board Meeting Minutes

Jan 6, 2016, 6:30pm at Larry's House

In attendance: Board members Jeff and Larry; manager Lori; Morten called in sick.

Block Watch: A recent car theft in the 20th PI cul-de-sac is a reminder that some kind of block watch would be a good idea. **Jeff** will follow up on this incident, maybe posting on Next Door or Facebook so that neighbors can be aware. Larry has been checking in with a Fife block watch group for ideas we might use. **Larry** will continue to formulate a plan for our neighborhood.

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: On hold until March when the weather is better.

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 emailed to the board an amendment to a condo association's CC&Rs that limits the number of rental properties. We will report on the concept at the annual meeting. Discussion will include how to deal with grandfathered property owners.

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. Morten contacted the City of Milton about installing a streetlight, and they asked who owns the property across the road. **Morten** will continue to investigate our options.

Enforcements:

- 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. During the meeting, we decided that Larry needed to take a picture. While writing the minutes, Lori discovered that Larry already took a picture and wrote a complaint. However, we still need to establish a standard such as "Trees must not block any light from reaching the sidewalk."
- Lot 58 tree blocking streetlight: Owner has cut down the tree.

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- Lot 110 tree blocking 25mph sign and streetlight: Morten reported this. Larry took pictures. **Lori** will send a nice letter with pictures.
- Lots 2, 15, 16, 19, 39, 48, 65, 86, 99, and 104 with bins out: Morten took pictures and wrote complaint. Lori sent nice letters. **Lori** will check for compliance on a Sunday.

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

Streetlights Out: The lights near lots 110 and 4 are out. A light pole on 380th was knocked down this morning by a car sliding on icy roads. **Lori** will report.

Action Item Reminder: **Lori** will send a friendly reminder on Feb 2.

Next Meeting: March 2, 2016, 6:30 pm.