

## Hill Creek HOA Board Meeting Minutes

March 8, 2016, 7:00pm at Jeff's House

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

### Enforcements (resolved):

- Morten reports that Lot 54 seems to be okay now, according to the neighbor.
- Morten reports that Lot 110 tree has been cut down. Tree had been blocking 25mph sign and streetlight. Lori sent a nice letter with pictures.
- Tabs are now current at lots 24, 47, 63, 65, and 76. Lori sent a nice letter; all complied except for lot 63. Jeff wrote a notice of infraction and fine which Lori sent by certified mail. Vehicle is now gone.
- Jeff reports that someone has moved out of lot 87, about which we received complaints of garbage, fighting, and too many cars. Larry took pictures which Lori sent to property manager.
- Bins are now hidden at lots 15, 16, 19, 86, 99, and 104. Lori sent nice letters; checked for compliance on Tuesday 3/8.

### Enforcements (ongoing):

- Lots 2, 39, 48, 65 had received a nice letter about bins out. Lori checked for compliance on Tuesday 3/8 and found bins out again. **Jeff** will write a violation letter, which will either apply a fine now or will threaten a fine within a period of time. **Lori** will address and mail.
- Lot 39 noise and parking issues: Lori contacted property manager of this lot for help and is waiting to hear back from him.
- Lot 33 expired tabs: Lori wrote a nice reminder letter. **Lori** will check for compliance.
- Lot 49 tree partially blocking streetlight: Owner was going to remove tree, but tenants persuaded her to keep it. Tree has been severely trimmed, resulting in much improvement. However, some branches still cast a shadow on the sidewalk. When the tree is leafed out again we will take another picture. Before taking further action, Lori requests that we look at all other trees near streetlights.
- Lot 44 tree partially blocking streetlight: Owner usually trims this tree each year. We'll see if he trims it before taking any action.

**Walk-Around Committee:** Yard maintenance season is approaching. We will talk about this at the next board meeting.

**Landscaper Bids:** **Morten** has a meeting scheduled with our current landscaper to review exactly what his crew is doing. With this information, Morten will be better prepared to interview other landscapers. He will be sure that all bids include maintenance of the park's back slopes, including blackberries. Bidding will include the current landscaper.

**Limiting Rentals:** **Jeff** plans to write up a proposal for an amendment to our CC&Rs that would limit the number of rental properties in the neighborhood. He will base it on an existing amendment to a condo association's CC&Rs. We will report on the concept at the annual meeting. Existing rentals would be grandfathered, and would lose such status upon sale. Owners could apply to convert to rentals, but would be denied until the number of rentals falls below a certain target (10% maybe). There would be a hardship exception.

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**Milton Annexation:** Morten reported that the City of Milton does not plan to approach us about annexation. To help us decide whether or not to pursue annexation, we could invite them to our next board meeting to tell us the pros and cons. Morten will find out if their presentation would be specific and tailored to us. A general presentation would be a waste of time.

**Block Watch:** Jeff reported that he posted the most recent car theft on Next Door and Facebook. Larry reported that he made contact with a West Seattle block watch group to get ideas for starting our own group.

**Streetlights:** All streetlights have been repaired.

**Streetlight at Trailhead:** Morten contacted Puget Sound Energy about installing one like Susan K did a couple years ago. PSE estimates \$2000 for installation. Before proceeding, PSE wants to know who owns the property where the streetlight(s) would be installed. Morten will try to find out.

**Complaint Process:** We have been using a standard Notice of Infraction and Fine that Jeff developed. Jeff plans to further develop our standard process, or at least document the fine details thereof.

**Dead Shrubs:** There are approximately 20 shrubs at the entrance that died from lack of water last summer. We need to remove them. Morten and Jeff will try removing one to see how hard it is. Larry suggests a truck and a chain.

**Annual Meeting:** Tentatively scheduled for June 15, 2016. Lori will reserve a room at the Milton library.

**Next Meeting:** Wednesday April 27, 2016.