

Hill Creek HOA Board Meeting Minutes

April 27, 2016, 6:30pm at Larry's House

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

Dead Shrubs: Morten will ask prospective and current landscapers to bid on removing the 20 shrubs at the entrance that died from lack of water last summer. If bid is too high, we will plan to remove them at the next work party. [Follow-on email from Larry suggests we should get a bid for removing all shrubs at the entrance.]

Streetlight at Trailhead: Morten will continue working with Puget Sound Energy to determine who owns the property where the streetlight(s) would be installed. PSE estimates \$2000 for installation, and needs to know who owns the property.

Milton Annexation: Morten will tell the City of Milton that we would like to have an open meeting to hear their presentation of the pros and cons of annexation. We could announce the annexation information meeting at our annual meeting.

Landscaper Bids: Morten will interview Latino Lawn & Garden on 5/8.

Limiting Rentals: Today there are 17 known rentals in the HOA. Amending our CC&Rs to limit the number of rental properties in the neighborhood would require considerable thought, effort, and costly legal assistance. Enforcing the limit would be difficult. The idea of limiting rentals is motivated by the desire to improve the appearance of the neighborhood. Perhaps we could accomplish the same goal by working harder on enforcement of current rules for all properties.

Walk-Around Committee: Our biggest challenge is enforcement of rules regarding the appearance of properties. Because the walk-around committee has not been well attended, the board will start walking around the neighborhood to identify violations. The first walk-around will be 5/11 at 6:30. Friendly letters will be sent to violators this time.

Annual Meeting: Set for June 15, 2016 at the Milton Library. All 3 board members plan to serve another term. Lori will draft the agenda and budget, and send to the board for review. Lori will also update the map showing rentals and delinquent dues.

Enforcements (resolved):

- Lot 39 noise and parking issues: Lori had contacted property manager of this lot for help and is still waiting to hear back from him. However, the people who complained have moved.
- Lot 33 expired tabs: Tabs are current now after a nice letter.

Enforcements (ongoing):

- Lots 2, 39, 48, 65 bins out: Jeff wrote a violation letter which applied a \$150 fine which could be removed upon compliance. Lori addressed and mailed. Lot 65 paid the fine. On Monday 4/25, lots 2 and 39 had bins out, 48 and 65 did not. (Several other lots had bins out.) No further action will be taken at this time, but the \$150 fine will appear on the annual dues invoice for lots 2 and 39.

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- 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. Jeff talked to the owner, who will take care of the tree.

Block Watch: Larry reported that he went to a crime prevention meeting at another neighborhood. He made another contact and found a couple of other block watches.

Spring/Summer Work Party: The biggest project we have right now is removing the dead shrubs, but we might hire the landscaper to remove them.

Summer Community Party: The best time would be late July or early August, probably a Sunday.

Next Newsletter: Jeff will write a newsletter to advertise the annual meeting, encourage property maintenance, and discourage bad parking (maybe mentioning the possibility of daily fines).

Next Meeting: After the annual meeting on June 15, 2016.