

# Hill Creek HOA Board Meeting Minutes

January 25, 2017, 6:30pm at Larry's House

**In attendance:** Board members Jeff, Larry, and Morten (Tom absent); manager Lori.

**Enforcement on Lot 87:** The blackberry area is under control at this time. We will continue to monitor.

**Enforcement on Lot 79:** The owner said the roof was to be replaced in January, but as of today, there are still tarps on the roof. **Lori** will write a letter to say that the board is expecting the roof to be completed soon, and if not done by mid-Feb we will start fining. **Larry** will review the letter.

**New Enforcement on Lot 15:** A concerned property owner sent an email asking for the board's help with lot 15. Reported concerns include dogs barking excessively, vines and dogs destroying a fence, and accumulating dog feces creating a health hazard. **Morten** will walk by to check out the situation and then report back to the board. The board will then decide on next steps.

**Enforcement Walk:** The next walk is scheduled for 2/5. **Lori** will email the list of properties and previous findings to the board.

**Annexation:** Jeff met with Mr. Morales from the City of Milton to discuss status of our potential annexation. Mr. Morales is hoping to provide a list of properties and valuations plus a sample petition by 2/1. We need to decide whether we would keep the park private or donate it to the City of Milton which would make it public. If public, Milton would need to make it ADA-compliant. We wonder how our decision about the park would affect Milton's desire to annex us. Mr. Morales offered to answer any resident's question that we can't answer. We would eventually need to collect signatures from 60% of assessed value. This would require board members to go door-to-door. We would want a FAQ sheet to hand out. The FAQ sheet will include contact information for Mr. Morales and Chief Hernandez. **Tom** is asked to create the FAQ sheet. We would contact rental property owners by mail. For the petition, we need parcel numbers. **Jeff** will create the petition form and will add the parcel numbers to it. **Lori** will email Jeff an Excel file with the addresses in the HOA. We might want to contact a realtor about annexation's potential impact to property values.

**Landscape Contract:** **Morten** is working with the landscaper Joaquin to get a signed contract so that we know the price and the services to be provided. **Morten** is also negotiating with Joaquin to clean up behind the mailboxes and then maintain the area.

**Newsletter:** **Tom** is asked to draft a newsletter, featuring these topics: keeping dogs off of others' lawns, proper disposal of poo bags, pruning and other winter maintenance, and annexation. **Jeff** will update Tom on our annexation discussion.

**Next Meeting:** 2/20 at 6:30; location TBD