

Hill Creek HOA Board Meeting Minutes

February 20, 2017, 6:30pm at Jeff's House

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

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

Enforcement on Lot 79: There had been blue tarps on the roof since October 2016. On 1-Feb-2017, Lori sent a letter reviewed by the board saying that if the roof was not completed by February 10, the board planned to begin imposing daily fines. The owner called Lori and left an irate voicemail. Morten called the owner, who ranted at Morten. Morten asked the owner to submit an ACC form. Morten called the roofer. Roof replacement is now underway. Our standard daily fine is \$10. When the roof is complete, the board may consider waiving accumulated daily fines.

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 has stopped by a few times, but has not heard any dogs barking. He peeked into the back yard, but didn't notice a problem. **Morten** will stop by to talk with the complaining property owners and then report back to the board. The board will then decide on next steps.

Enforcement on Lot 49: Jeff wrote a complaint about an unregistered, inoperative vehicle and Christmas lights. Jeff then wrote a Notification of Infraction and Fine, which Lori sent via email to the owner of this rental. Within days, the violations were gone.

Enforcements on Lots 46, 54, 76: **Jeff** and **Morten** will knock on doors to encourage compliance to vehicle rules. Lot 46 and 76 have inoperative vehicles. Lot 54 has an unregistered vehicle.

Enforcement on Lot 20: **Larry** plans to write a complaint about an unsightly tree.

Enforcement Walk: The walk scheduled for 2/5 was cancelled due to miserable weather. We will plan another walk in April.

Landscape Contract: Morten negotiated with the landscaper Joaquin to clean up behind the mailboxes and then maintain the area; the area looks much better now. Joaquin knows now to ask first before putting extra services on the invoice. **Morten** is working with Joaquin to get a signed contract so that we have a list of services to be provided for our monthly fee.

Newsletter: Tom wrote and distributed a newsletter. **Jeff** will mention it on Facebook and Nextdoor.

Illegal Dumping: Overnight on 2/13-2/14, someone dumped a large TV, a tire, an 8x10 portrait, and other stuff on 380th across from the trail. Ed N loaded it into his truck and reported it to the Sheriff, who recognized the address on some mail in the pile as belonging to one of the biggest drug dealers in the area, located in Auburn. The Sheriff took pictures of the garbage to add to their collection of evidence. Ed took the garbage to the dump. The board agreed to reimburse Ed \$135 for time and expense.

Hill Creek HOA Board Meeting Minutes

February 20, 2017, 6:30pm at Jeff's House

Annexation:

Jeff met with Mr. Morales from the City of Milton to discuss status of our potential annexation. Mr. Morales committed to provide a list of properties and valuations plus a sample petition.

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. **Jeff** will ask.

We eventually need to collect signatures from 60% of assessed value. This would require board members to go door-to-door. Our goal is to contact 100% of owners during one petition drive. Tom has started a FAQ sheet to hand out as needed. Jeff requests the FAQ sheet be reviewed for applicability to homes within the annexation area but outside of the HOA. We would contact rental property owners by mail, and would include the FAQ sheet. The FAQ sheet will include contact information for Mr. Morales and Chief Hernandez who are willing to answer any resident's question that we can't answer. Tom is awaiting a response from Mr. Morales on garbage and recycling service. For the FAQ sheet, we hope to contact a realtor about annexation's potential impact to property values.

For the petition, we need parcel numbers. Lori emailed Jeff an Excel file with the addresses in the HOA. **Jeff** will create the petition form and will add the parcel numbers to it, including the homes outside the HOA.

Next Meeting: 4/4 at 6:30; location TBD