

Hill Creek HOA Board Meeting Minutes

April 4, 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: The roof is complete and the blue tarps are gone!

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 talk with the complaining property owners and then report back to the board. The board will then decide on next steps.

Enforcements on Lots 46, 54, 76: Lots 46 (inoperative vehicle) and 54 (unregistered vehicle) are okay now. Lot 76 has a truck on a jack and with expired tabs. **Morten** will visit to encourage compliance.

Enforcement on Lot 20: Larry wrote a complaint about an unsightly tree on this lot. A section has been cut out of the lower branches, apparently to allow access to the water meter. **Lori** will write a nice letter to the owner, asking them to improve the appearance of the tree, either by removing all of the lower branches up to the same level, or by removing the whole tree. If they chose to remove branches, the board will evaluate the appearance and reserves the right to ask for the tree to be removed.

Enforcement Walk: The next walk is scheduled for Saturday morning 4/22.

Landscape Contract: **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. We want the ornamental cherry trees around the park to be pruned during the next dormant season.

Annexation:

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

We discussed the possibility of expanding the annexation area to include Kings Grove, which is the neighborhood north of Hill Creek. Kings Grove has a higher rate of crime, and Hill Creek's crime rate is increasing. Our thought is that if both areas were annexed, then the Milton police would begin patrolling both areas, which might reduce crime more than just annexing Hill Creek. It would be easier to focus on annexing Hill Creek, but then who would lead the effort to annex Kings Grove? **Jeff** will meet with Mr. Peretti to discuss this.

Security:

Recently there have been several reports of suspicious activity and a daytime break-in. We discussed how we could make the neighborhood safer. Ideas included installing a security

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gate, starting a block watch, maintaining a list of neighbors with security cameras, and creating a phone alert list to warn members of suspicious activity. Any communication we do needs to reach people who don't have email. **Tom** will prepare a special edition of the Hill Creek Chronicle to provide a security alert to all residents. He will list the various incidents, ask for ideas to increase security, and inquire about interest in the phone list.

Annual Meeting:

We will hold our annual meeting on Tuesday 6/20 at 7:00 at the Milton/Edgewood Library. **Lori** will reserve a room. Topics will include annexation and security.

Next Meeting: Thursday 5/11 at 6:30; location TBD