

Hill Creek HOA Board Meeting Minutes

May 11, 2017, 6:30pm at DairyQueen

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

Hearing on Lot 101 Trailer Violation: The facts were reviewed: A trailer was parked in front of lot 101 for several days. A warning was sent on April 26, 2017. The trailer was gone for a few days, but returned. A notice of infraction and fine was sent on May 6, 2017 and delivered on May 9. Owners of lot 101 were invited to this hearing but did not show up. The board finds that a second violation has occurred and a fine of \$150 will be added to the account of lot 101.

Enforcement on Lot 101: Lori will send a letter to lot 101 saying that a hearing was held and a fine of \$150 will be added to their balance. If the trailer is not permanently removed within 10 days of delivery of the letter, the board will consider that a third occurrence and a \$250 fine will be applied.

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

Enforcement on Lot 15: The barking seems to be under control at this time.

Enforcement on Lot 76: Lot 76 has a truck on a jack and with expired tabs. **Morten** will visit to encourage compliance.

Enforcement on Lot 20: The owners of lot 20 have taken no action to improve or remove the unsightly tree. **Lori** will write a stronger letter asking for compliance or response by the end of May. (A section was cut out of the lower branches, apparently to allow access to the water meter. Lori wrote 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. The board reserves the right to ask for the tree to be removed if pruning is insufficient.)

Enforcement Walk: The next walk is scheduled for Sunday 5/21. Jeff and Tom plan to walk. **Lori** will provide the spreadsheet from last month's walk.

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. **Morten** will remind Joaquin to keep working on the back side of the park.

Annexation:

After some consideration about including Kings Grove in our annexation effort, the board has decided to leave it up to the Kings Grove HOA. A Kings Grove resident known to the board will approach their board about this matter.

Security:

Tom prepared a special edition of the Hill Creek Chronicle to provide a security alert to all residents. He listed the various incidents, asked for ideas to increase security, and inquired

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about interest in the phone list. Further discussion will be postponed until the annual meeting next month.

Annual Meeting:

We will hold our annual meeting on Monday 6/19 at 7:00 at the Milton/Edgewood Library. Lori provided a draft agenda and budget for review. After making some changes, **Lori** will email these items to the board again. Larry stated that he is unable to attend the meeting, and is not planning to serve another term. We appreciate Larry's leadership and service on the board.

Next Newsletter:

Tom will write another newsletter to include these topics: Board is aware of rule violations and is working on enforcement; annual meeting is coming up; volunteers are needed for the board; keep up with yard work; keep dogs off private property.

Next Meeting: Monday 6/19 at 7:00 at the Milton/Edgewood Library