

Hill Creek HOA Board Meeting Minutes

August 15, 2017, 6:30 pm at Hill Creek Park

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

Annexation: Randy S is leading this effort. He has 6 people lined up to circulate the petition. We will post their pictures online so that people will know who is knocking on their door.

Enforcements:

- **Barking Dogs at Lot 16:** Tom will ask lot 15 if this is still a problem.
- **Blackberry Thicket Again at Lot 87:** The property manager cleaned this lot up last year, but now it is overgrown again. Lori will send a Notice of Infraction and Fine for a 2nd occurrence.
- **Carved-Out Tree at Lot 20:** Lori will email Tom a copy of the letters mailed to the owners. Tom will talk to the owners.
- **No More Action for Now:** Lots 21, 46, and 88 are okay now. Lot 104 can wait for further action until the next walk. The car at lot 86 is now turned around. Lot 49 owner is waiting for funds to begin repairs.
- **Possibly Expired Tabs at Lot 56:** Lori will send a reminder that all vehicles must display current tabs and be operable.
- **Too Many Cars at Lot 8:** Dave B gave a verbal complaint at the annual meeting about parking problems in his cul de sac. Our rules require a written complaint, so Morten will ask Dave to put his concerns in writing.
- **Trailer at Lot 101:** Lori sent a letter by Certified Mail saying that if the trailer was not removed within 15 days of delivery of the letter, a \$10 per day fine would begin to accrue. The Post Office attempted delivery on 6/17, and a notice was left because an authorized recipient was not available. The owners did not claim the notice, so Ed delivered another copy of the notice on 7/8. The daily \$10 fines started on 7/23. Lori will add these fines to the monthly statement sent to lot 101

Late Fee Forgiveness: Four owners mailed their dues after the grace period, which ended on 7/10, but possibly before receiving the late fee notice. The board agreed to waive the late fee for dues postmarked through 7/14. This includes lots 23, 28, 49, and 62. Lots 41 and 89 paid late, but are new and not familiar with the process, so the board agreed to waive the late fee. Lot 36 is now 2 years behind. Glenn will talk to the owners.

New Landscaper: Carmelo started this month. We are paying him \$1200 per month. We will pay him on the 15th of each month. Jeff will send Lori a copy of the signed contract for our records.

Winner of Drawing at Picnic: A drawing was held at the picnic on August 5th. The winners, Charles and Patricia V get \$50 off next year's dues. Lori will record this credit in their account.

Next Meeting: October 4th, time and location TBD