

Hill Creek HOA Board Meeting Minutes

October 4, 2017, 6:30 pm at Shari's Restaurant

In attendance: Board members Jeff, Tom, and Glenn; manager Lori; Hill Creek residents Stephanie and Mike.

Annexation: Stephanie and Mike are new to the neighborhood and had some questions and concerns about the possible annexation to Milton. Jeff and Tom explained the potential benefits and the process. Randy S continues to lead this effort, with 6 people circulating the petition.

Enforcements (Open):

- **Blackberry Thicket Again at Lot 87:** The property manager cleaned this lot up last year, but now it is overgrown again. Lori emailed a Notice of Infraction and Fine for a 2nd occurrence on 30-Aug-2017. The property manager asked two other property managers to contact the tenant about this matter. **Lori** will send a reminder to the property manager.
- **Carved-Out Tree at Lot 20:** Tom talked to the owners, who said they would ask their gardener to trim the tree.
- **No More Action for Now:** Lot 104 can wait for further action until the next walk. Lot 49 owner is waiting for funds to begin repairs.
- **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** is adding \$10 daily fines, which started on 7/23, to the monthly statement sent to lot 101. We will consider turning this over to a collection agency.
- **Multiple Problems at Lot 88:** Jeff wrote a complaint about derelict vehicles, lack of garbage pickup, and general upkeep. **Jeff** will compose a Notice of Violation.

Enforcements (Resolved):

- **Barking Dogs at Lot 16:** Tom asked lot 15 if this is still a problem and learned that the morning barking has quit. There is still some afternoon barking but it is tolerable.
- **Possibly Expired Tabs at Lot 56:** Lori sent a reminder that all vehicles must display current tabs and be operable. The truck is gone now.

Late Fee Forgiveness: Lot 36 is now 2 years behind, but the owners are relatively new to the neighborhood. **Lori** will give Glenn the latest statement showing all charges. **Glenn** will talk to them and offer to waive the late fees and finance charges if they pay now.

Common Area Fence Maintenance: Glenn noted that a bracket is broken. **Jeff** will buy a new bracket.

Next Meeting: November 16th, time and location TBD