

Hill Creek HOA Board Meeting Minutes

November 16, 2017, 6:30 pm at Jeff's house

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

Annexation: Randy S continues to lead this effort, with 2 of 6 petition circulators finished. **Jeff** is preparing to send petitions to rental owners.

Enforcements (Open):

- **Blackberry Thicket Again at Lot 87:** Blackberries on this lot have been removed. **Lori** will send an email to the property manager saying they have done a good job of cleaning up and saying we trust the property maintenance will continue.
- **No More Action for Now:** Lot 104 can wait for further action until the next walk. Lot 49 is up for sale. Lori will write on the HOA demand (if received) that the board is aware of the poor condition of the roof, garage door, gutters, and fence, and that we expect these issues to be promptly dealt with, preferably within 60 days.
- **Too Many Cars at Lot 8:** Dave B gave a verbal complaint at the annual meeting about parking problems in his cul de sac. Tom said the number of cars varies, and it is hard to know which cars belong to which house. Tom knocked on the door of lot 8 and an older woman answered the door. She said the owner did not live there. **Morten** will talk to Dave in lot 9 about the board's limited options for dealing with this issue.
- **Trailer at Lot 101:** Lori is adding \$10 daily fines, which started on 7/23, to the monthly statement sent to lot 101. **Lori** will write a letter to accompany the next statement. The letter will say that the fines will stop when the lot 101 owner tells us that the trailer is gone and is not coming back. **Jeff** will deliver the letter.
- **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):

- **Carved-Out Tree at Lot 20:** The owner's gardener has trimmed the tree to the board's satisfaction. A neighbor also voiced their approval.

Late Fee Forgiveness: Lot 36 is now 2 years behind, but the owners are relatively new to the neighborhood. **Lori** will give Morten the latest statement showing all charges. **Morten** will talk to them.

Common Area Fence Maintenance: The bracket has been repaired. Thank you to the unknown repairman.

Park Maintenance: There are a lot of blackberry bushes on the back side of the park. **Jeff** will ask Carmelo to eliminate them for an extra \$200.

Prospective Management Company: Morten has talked to Blue Emerald property management about taking over when Lori leaves. **Morten** will share our budget with them and find out how many of their services we can afford.

Newsletter: **Tom** will write a newsletter to include the following: holiday decorations can go up at Thanksgiving and must be removed by Jan 31; annexation update; warning for

Hill Creek HOA Board Meeting Minutes

November 16, 2017, 6:30 pm at Jeff's house

everyone to lock their cars and don't leave stuff in view because one was recently stolen and others have been prowled.

Paying the Landscaper: Because BECU billpay failed, Lori has been unwilling to use it again to pay Carmelo. **Lori** will deliver the November check to Jeff, who will ask Carmelo to stop by and pick it up. For December we plan to use BECU billpay to write the check but have it mailed to the HOA PO box; then Lori will deliver it to Jeff, and Carmelo can pick it up from Jeff.

Next Meeting: January 4th, time and location TBD