

Hill Creek HOA Board Meeting Minutes

January 4, 2018, 6:30 pm at Glenn's house

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

Annexation: Homeowners representing 53% of the total value of homes in the neighborhood have signed the petition so far. Jeff sent petitions to rental owners and is starting to receive signatures from them.

Enforcements (Open):

- **Trailer at Lot 101:** Daily \$10 fines continue. The trailer is gone now, but we expect it to reappear as it has before. Jeff delivered a letter saying the fines will stop when the owner tells us that the trailer is not coming back. The owner has not responded. They currently owe over \$6400 in delinquent dues and fines. We will now engage a collection agency. **Morten** will look for one.
- **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):

- **Blackberry Thicket Again at Lot 87:** Blackberries on this lot have been removed. In response to Lori's email, the property manager agreed to continue maintenance.
- **Too Many Cars at Lot 8:** Dave B told Morten that there are fewer cars now.

Delinquent Dues: Lot 36 is now paid in full thanks to Morten. **Morten** will attempt to collect from lots 54 and 104 who are both 2 years behind on their dues. **Lori** will send the latest statement.

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 price their services and report back to the board by email.

Newsletter: Tom wrote another great newsletter.

Next Meeting: March 1, time and location TBD.