

# Hill Creek HOA Board Meeting Minutes

March 1, 2018, 6:30 pm at Tom's house

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

**Annexation:** Jeff and Randy delivered the petition to the city of Milton, who could hold a hearing for public comment early as April. **Jeff** will provide updates via Nextdoor and Facebook. If Milton does not mail invitations to the hearing, the board will distribute flyers.

## Enforcements:

- **Trailer at Lot 101:** The trailer is gone now, but it might reappear as it has before. Jeff delivered a letter saying the \$10 daily fines will stop when the owner tells us that the trailer is not coming back. The owner has not responded, so the fines continue. **Morten** and **Jeff** will look for a collection agency to help us collect from the lot 101 owners more than \$6800 in delinquent dues and fines.
- **Multiple Problems at Lot 88:** Jeff composed a Notice of Violation about the derelict vehicle. **Lori** will mail it. Although Jeff's original complaint included lack of garbage pickup and general upkeep, some work is being done to the yard, so we will wait to see how much it improves.
- **Expired Tabs on Possibly Inoperative Car at Lot 43:** The board noted that the tabs are expired again and the car does not move. Once or twice before the same car has had expired tabs and the owner has renewed them after a reminder from the HOA. There was some discussion about having the car towed, assuming it is inoperative. **Lori** will ask the occupants to renew the tabs again to avoid a tow.
- **Loud Music:** A homeowner contacted Lori about annoyingly loud bass coming through her walls. The board discussed Rule 4.11 Quiet Hours, which states in part that "At no time, will a resident or guest cause loud or disturbing noises..." The board agreed that the noise needs to stop, and if the problem continues, a board member will visit the noisy neighbors.

**Delinquent Dues:** The owner of lot 104 told Morten that he would begin making payments on his delinquent dues in February, but that has not happened, so **Morten** will visit again.

## Common Area Maintenance:

- **Blackberry Bushes Back Side of Park:** Carmelo agreed to eliminate them for an extra \$200, time and weather permitting.
- **Pea Gravel:** Carmelo recommends replacing the pea gravel with wood chips for safety and ease of maintenance. After some discussion, the board agreed.
- **Not-So-White Fencing:** The board agreed that this is the year to clean and paint the white fences again. Undecided is whether to hire someone or make the job a work party project.

**Prospective Management Company:** Morten has talked to Blue Emerald property management about taking over when Lori leaves. **Morten** will price their services.

**Newsletter:** The next newsletter can wait until we have more to talk about, such as the results of the annexation hearing or plans for a work party.

**Next Meeting:** Tentatively set for April 26, time and location TBD.