

Hill Creek HOA Board Meeting Minutes

April, 26, 2018, 7:00pm at Hill Creek Park

In attendance: Board members Tom, Morten, and Jeff

Milton Annexation: Jeff reported the latest status from Milton City staff. The public hearing will be May 7, 7pm in the City Council chambers. The City Council will vote on the annexation during their regular May 21 meeting. Because the City is required to post public notices, we will not distribute flyers as previously planned.

Enforcements:

- **Trailer at Lot 101:** The daily fine continues to accrue, since the owner has not given the Board notice of compliance. The account has been turned over to Collections (see below).
- **Multiple Problems at Lot 88:** Our registered mail, Notice of Violation, was not deliverable by the Post Office. Once returned, Morten and Jeff delivered it by hand on April 9, 2018. Therefore, the daily fine for inoperable car will begin 15 days later on April 24, 2018. The account has been turned over to Collections (see below).
- **Expired Tabs on Possibly Inoperable Car at Lot 43:** No update (Lori).
- **Loud Music:** No update (Lori).
- **Lot 49:** Jeff stated complaint about the total lack of maintenance since this property changed hands in December 2017. A Notice of Violation (1st) will be sent.
- **Lot 64:** Jeff stated complaint about the need for exterior house paint and yard maintenance. Since yard maintenance was observed today, we will defer action.
- **Lot 65:** Jeff stated complaint about the need for exterior house paint, yard maintenance, and driveway maintenance. A Notice of Violation (1st) will be sent.
- **Lot 67:** Jeff stated complaint about the need for basic yard maintenance. A Notice of Violation (1st) will be sent.
- **Lot 68A:** Jeff stated complaint about the need for basic yard maintenance and debris in the driveway. A Notice of Violation (1st) will be sent.
- **Lot 43:** Jeff stated complaint about the need for yard maintenance, specifically tall weeds along their fence facing S 379th St. A Notice of Violation (1st) will be sent.

Delinquent Accounts: Three accounts were turned over for Collection on April 4, 2018 to the local firm Proficio Financial Services, LLC. They are Lot 101, Lot 88, and Lot 104. Proficio will report progress to us in 60-90 days. A partial payment was received from Lot 104 on April 25, 2018.

Common Area Maintenance:

- Blackberry Bushes North Side of Park: This work has not been completed.
- Pea Gravel in Play Area: This work is authorized and will be completed by our contractor soon. Removed pea gravel may be claimed by any requestor.
- White Fencing: The Board has chosen to use a contractor to clean, repair, and paint the decorative fencing instead of a volunteer work party.

Prospective Management Company: Our efforts here remain on hold until we have a better idea of when **Lori** plans to resign the position.

Newsletter: **Tom** will prepare a newsletter highlighting the need for strong yard maintenance during the spring and summer months.

Next Meeting: The Board will negotiate a date by e-mail since Glenn and Lori were not present.