

## Hill Creek HOA Board Meeting Minutes

June 11, 2018, 7:00pm at Tom's house

**In attendance:** Board members Tom, Morten, and Jeff

**Milton Annexation:** Jeff reported the latest status from Milton City staff. The City Council voted yes on the annexation during their regular May 21 meeting. Jeff is waiting to hear when the notifications will be sent to residents.

### 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).
- **Lot 49:** Total lack of maintenance since December 2017. Jeff will write the 2<sup>nd</sup> notice to impose the fine.
- **Lot 64:** Need exterior house paint and yard maintenance. Since yard maintenance has been observed, we will defer action.
- **Lot 65:** Needs exterior house paint, yard maintenance, and driveway maintenance. Jeff will write the 2<sup>nd</sup> notice to impose the fine.
- **Lot 67:** Needs basic yard maintenance. 1st notice was sent; mowing has begun.
- **Lot 68A:** Needs basic yard maintenance and has debris in the driveway. Morten talked the residents and we saw some effort, but not enough. Jeff will write a Notice of Violation (1<sup>st</sup>).
- **Lot 43:** Needs yard maintenance, specifically tall weeds along their fence facing S 379<sup>th</sup> St. No letter was sent, but the weeds have been removed.
- **Lot 84:** Dead shrubs. Jeff will write a Notice of Violation (1<sup>st</sup>).
- **Lot 83:** Basic yard maintenance. Jeff will write a Notice of Violation (1<sup>st</sup>).
- **Lot 79:** Bins out. Lori will write a nice letter.
- **Lot 54:** Tarp on roof. Jeff will write a Notice of Violation (1<sup>st</sup>).
- **Lot 42:** Some spots on house are not painted. Morten will talk to owner.
- **Lot 90:** No regular yard maintenance. Jeff will write a Notice of Violation (1<sup>st</sup>).
- **Lot 40A:** No yard maintenance. Jeff will write a Notice of Violation (1<sup>st</sup>).
- **Lot 68:** Bins out. Lori will write a nice letter.
- **Lot 81:** Basic yard maintenance; shrub blocks sidewalk. Jeff will write a Notice of Violation (1<sup>st</sup>).
- **Expired Tabs on Possibly Inoperable Car at Lot 43:** ok now.

- **Loud Music:** No further reports.

**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. **Tom** will lead this effort.

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

**Next Meeting:** The Board will negotiate a date by e-mail since Glenn was not present.