

## Hill Creek HOA Board Meeting Minutes

July 12, 2018, 7:00pm at Hill Creek Park

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

**Milton Annexation:** The City of Milton mailed an overview of services to all residents in the annexation area. Jeff will ask the City of Milton these questions which were raised at the annual HOA meeting on 6/25/2018:

- Will Milton now maintain the entrance to the neighborhood? (Paul C)
- Would Milton be willing to install speed bumps? (Mike C)
- Could we get more caution signs at the trailhead? (Glenn M)

### Enforcements:

- **Trailer at Lot 101:** The daily fine continues to accrue, since the owner has not given the Board notice of compliance. The account is in Collections (see below). The trailer is back. The yard is in bad shape. Jeff will write a Notice of Violation (1<sup>st</sup> occurrence) for yard maintenance.
- **Multiple Problems at Lot 88:** Morten and Jeff delivered a Notice of Violation for an inoperable car on April 9, 2018. The \$10 daily fine began on April 24, 2018. The car remains inoperable. The account has been turned over to Collections (see below). Jeff will write another letter to add another inoperable car.
- **Lot 49:** Serious lack of maintenance since December 2017. Jeff wrote the 2<sup>nd</sup> notice to impose the \$150 fine for lack of landscape maintenance. Someone has mowed and they are replacing the fence. Jeff will write a Notice of Violation (1<sup>st</sup> occurrence) for inadequate building maintenance(?). Jeff will add that they can avoid a \$250 fine by continuing the landscape maintenance.
- **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 wrote the 2<sup>nd</sup> notice to impose the \$150 fine. The ACC received a request for painting, and the property manager asked that the fine be removed because the owner is in China which makes communication difficult. The board decided that the fine stands. Jeff will write a letter to so inform the property manager.
- **Lot 67:** Needs basic yard maintenance. 1st notice was sent; mowing has begun. There are still dead trees, but we will let it ride for now.
- **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 wrote a Notice of Violation (1<sup>st</sup>). The yard is somewhat better.
- **Lot 84:** Jeff wrote a Notice of Violation (1<sup>st</sup>) for dead shrubs. The dead shrubs remain. Jeff will write a Notice of Violation (2<sup>nd</sup>) with a \$150 fine.

- **Lot 83:** Jeff wrote a Notice of Violation (1<sup>st</sup>) for basic yard maintenance. OK now.
- **Lot 79:** Bins out. Lori wrote a nice letter. OK now.
- **Lot 54:** Tarp on roof. Jeff wrote a Notice of Violation (1<sup>st</sup>). Revisit next meeting.
- **Lot 42:** Some spots on house are not painted. Owner plans to paint soon.
- **Lot 90:** No regular yard maintenance. Jeff wrote a Notice of Violation (1<sup>st</sup>). OK now.
- **Lot 40A:** No yard maintenance. Jeff wrote a Notice of Violation (1<sup>st</sup>). No progress. **Jeff** will write a Notice of Violation (2<sup>nd</sup>) to impose \$150 fine.
- **Lot 68:** Bins out. Lori wrote a nice letter, but bins remain. **Jeff** will write a Notice of Violation (1<sup>st</sup>).
- **Lot 81:** Basic yard maintenance; shrub blocks sidewalk. Jeff wrote a Notice of Violation (1<sup>st</sup>). OK now.
- **Lot 87:** Christmas wreath on door. **Morten** will talk to residents.
- **Lot 39:** Fence repair needed. **Jeff** will write a Notice of Violation (1<sup>st</sup>).
- **Lot 34:** Roof is old. Board decided to overlook this.
- **Lot 20 (or 19?):** Tall weeds on side of house. **Tom** will talk to residents.
- **Lot 16:** Lack of basic yard maintenance. **Jeff** will write a Notice of Violation (1<sup>st</sup>).
- **Lot 110:** One area of yard is neglected. **Tom** will talk to owner.
- **Lot 100:** One bin is in front of the house. **Lori** will write a nice letter.
- **Lot 76:** There is a pile of garbage in the weedy gravel parking area. **Jeff** will write a Notice of Violation (1<sup>st</sup>).
- **Lot 63:** Lack of building maintenance. Needs paint and home improvement. **Jeff** will write a Notice of Violation (1<sup>st</sup>).

**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. A partial payment was received from Lot 104 on April 25, 2018. Proficio reports no further progress. Lori will send the latest statements for these 3 lots to Proficio.

#### **Common Area Maintenance:**

- Blackberry Bushes North Side of Park: This work has not been completed. **Jeff** will encourage completion.
- Pea Gravel in Play Area: This work is authorized and will be completed by our contractor soon. **Jeff** will encourage completion. Removed pea gravel may be claimed by any requestor.
- At the 6/25/18 annual meeting, Mike C asked if the new landscaper could start trimming the ivy at the top of the entrance hill once a year. **Jeff** will ask.
- 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.

- Garbage can in park: After annexation, **Jeff** will inquire about garbage service for the park. Can we establish an address and have the new company pick up?

**Picnic:** Date: First choice is 8/4; Second choice is 8/18. **Ed N** and **Paul C** will buy the food and cook it. **Lori** will check with Ed and Paul about the date. We plan to rent a bouncy house; **Caleb** will investigate the details such as price, availability, and power requirements. We will have a drawing for \$50 off next year's dues.

**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 write to advertise picnic. Will mention that boats and RVs are still prohibited. Those parking them are getting fined.

**Next Meeting:** The Board will negotiate a date by e-mail.