

Hill Creek HOA Board Meeting Minutes

August 28, 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 wrote a Notice of Violation (1st occurrence) for yard maintenance, which is OK now.
- **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 wrote another letter to add another inoperable car. Lori will continue to apply the daily fine.
- **Lot 49:** Serious lack of maintenance since December 2017. Jeff wrote the 2nd notice to impose the \$150 fine for lack of landscape maintenance. Someone has mowed and they are replacing the fence. Jeff wrote a Notice of Violation (1st occurrence) for inadequate building maintenance, and added that they can avoid a \$250 fine by continuing the landscape maintenance. Some effort has been put forth. Lori will write a letter to acknowledge this effort and say we are looking forward to completion within 30 days.
- **Lot 64:** Needs exterior house paint and yard maintenance. Yard maintenance has been observed. Jeff will write a Notice of Violation (1st) about exterior paint.
- **Lot 65:** Needs exterior house paint, yard maintenance, and driveway maintenance. Jeff wrote the 2nd 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 informed the property manager; fine has been paid. Lori will thank the property manager for painting and yard maintenance and call his attention to the mossy roof that needs cleaning or replacement.
- **Lot 84:** Jeff wrote a Notice of Violation (1st) for dead shrubs. The dead shrubs remain. Jeff wrote a Notice of Violation (2nd) with a \$150 fine. OK now.

- **Lot 54:** Tarp on roof. Jeff wrote a Notice of Violation (1st). No progress. **Jeff** will write a Notice of Violation (2nd).
- **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 (1st). Was OK, but not now. **Jeff** will write a Notice of Violation (2nd).
- **Lot 40A:** No yard maintenance. Jeff wrote a Notice of Violation (1st). No progress. Jeff wrote a Notice of Violation (2nd) to impose \$150 fine. One-time cleanup happened. We will remove \$150 fine at next meeting if compliance continues.
- **Lot 68:** Bins out. Lori wrote a nice letter, but bins remain. Jeff wrote a Notice of Violation (1st). **Jeff** will write a Notice of Violation (2nd).
- **Lot 87:** Christmas wreath on door. Morten talked to residents. OK now.
- **Lot 39:** Fence repair needed. Jeff wrote a Notice of Violation (1st). Defer to next meeting.
- **Lot 34:** Roof is old. Board decided to overlook this.
- **Lot 20 or 19:** Tall weeds on side of house. Tom talked to residents. OK now.
- **Lot 16:** Lack of basic yard maintenance. Jeff wrote a Notice of Violation (1st). **Tom** will look for progress.
- **Lot 110:** One area of yard is neglected. **Tom** will talk to owner.
- **Lot 100:** One bin was in front of the house. Lori wrote a nice letter.
- **Lot 76:** There is a pile of garbage in the weedy gravel parking area. Jeff wrote a Notice of Violation (1st). Partial compliance. **Jeff** will write a follow-up.
- **Lot 63:** Lack of building maintenance. Needs paint and home improvement. Jeff wrote a Notice of Violation (1st). Owners appealed. **Jeff** will respond.

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.
- Wood Chips to Replace Pea Gravel in Play Area: This work is underway.
- 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** is leading this effort and expects two bids.
- 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: The picnic on 8/4 was a success. Attendance was good. Kids enjoyed the face painting and balloon creations. Food cost \$331.24. Entertainment cost \$140. Paul and Dianne C won the 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.

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