

Hill Creek HOA Board Meeting Minutes

October 25, 2018, 7:00pm at Jeff's Hous

In attendance: Board members Tom, Glenn and Jeff

Milton Annexation: Jeff sent an email to the City of Milton asking the status of our annexation. He has not heard back. **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 trailer is there every day now. 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 yard is in bad shape.
- **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. Jeff wrote another letter to add another inoperable car, and now there is a temporary license in the rear window. **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. They paid the fine. 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 another letter and text it to the owner 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 look at the paint and report back.
- **Lot 54:** Jeff wrote a Notice of Violation (2nd) for the tarp on the roof. **Lori** will apply the \$150 fine. There is an ACC request for a metal roof under review, but has not been approved yet.
- **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). Jeff wrote a Notice of Violation (2nd). **Lori** will apply the \$150 fine.
- **Lot 68:** Bins out. Lori wrote a nice letter, but bins remain. Jeff wrote the 1st and 2nd Notices of Violation. **Lori** will apply the \$150 fine.
- **Lot 39:** Fence repair needed. Jeff wrote a Notice of Violation (1st). **Glenn** will look and report back.

- **Lot 16:** Lack of basic yard maintenance. Jeff wrote a Notice of Violation (1st). **Tom** will look again for progress.
- **Lot 110:** One area of yard is neglected. Tom talked to owner. OK now.
- **Lot 100:** One bin was in front of the house. Lori wrote a nice letter. **Jeff** will check and report back.
- **Lot 76:** There is a pile of garbage in the weedy gravel parking area. Jeff wrote a Notice of Violation (1st). After partial compliance Jeff wrote a follow-up. **Jeff** will check again and report back.
- **Lot 63:** Lack of building maintenance. Needs paint and home improvement. Jeff wrote a Notice of Violation (1st). Owners appealed. Jeff responded. **Morten** will talk to the owner about painting or pressure washing.

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. **Jeff** will ask Proficio to offer to forgive late fees and interest for Lot 104 if they will pay the \$500 dues they owe.

Common Area Maintenance:

- Blackberry Bushes North Side of Park: Landscaper says it will get done.
- Wood Chips to Replace Pea Gravel in Play Area: Complete.
- 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 asked. Landscaper said he would do it once a year.
- 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 got two bids, one for approximately \$4.5k and another for approximately \$7.3k. Jeff got a bid for \$72,435! Jeff took a poll on NextDoor. Of the approximately 10 responses, 1/3 said get rid of the fence and 2/3 said continue to wash and paint the existing fence.
- 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?

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 a fall newsletter to include a reminder about Christmas decorations being allowed up 30 days before and required down by 1/31, and some encouragement about raking and pruning.

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