

Hill Creek HOA Board Meeting Minutes

January 24, 2019, 7:00pm at Jeff's House

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

Garbage Can in Park: The can was filled to overflowing with garbage and dog waste. Ed N took the contents to the dump, and the board authorized \$50 to cover his time and expense. After annexation, **Jeff** will inquire about garbage service for the park. Can we establish an address and have the new company pick up?

White Fence: After a recent windstorm, several sections of the fence fell down. The bids to repair or replace the fence were very high (4.5k-7.3k), so the board decided we will remove the fence in March or April. We can rent a U-Haul for under \$100 to take the boards to a landfill that accepts construction debris.

Dog Doo: A neighbor complained about people who allow their dogs to defecate in other people's yards. We will add a reminder in the next newsletter.

Enforcements:

- **Lot 16:** Lack of **basic yard maintenance**. Jeff wrote a Notice of Violation (1st). Tom reports that the renters have moved out. **Tom** will watch to see if the property management company cleans up the yard between tenants.
- **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 wrote another letter and texted it to the owner to acknowledge this effort and say we are looking forward to completion within 30 days. Nothing has happened. A shrub obscures the fire hydrant and a tree blocks the street light. **Jeff** will write a notice of 3rd occurrence and **Lori** will text it to the owner.
- **Lot 54:** Jeff wrote a Notice of Violation (2nd) for the **tarp on the roof**. Lori applied the \$150 fine. The ACC has not yet approved the request for a metal roof. **Jeff** will contact the owner to get more details and resolve the issue. (Also, owner owes \$468.08 for dues, late fee, interest, and fine.)
- **Lot 63:** **Paint** has yellowed and become covered with mildew. Jeff wrote a Notice of Violation (1st). Owners appealed. Jeff responded. **Morten** will talk to the owner about painting or pressure washing.
- **Lot 64:** Needs **exterior house paint and yard maintenance**. Letter sent to owner in September came back. **Morten** will ask tenants for owner's address.
- **Lot 87:** Tenants appear to be **storing garbage in the back yard**. **Glenn** will take more pictures before we contact the property manager.

- **Lot 88:** Morten and Jeff delivered a Notice of Violation for an **inoperable car**. The \$10 daily fine began on April 24, 2018 and continues to this day. Lori put a new lien on the lot for delinquent dues and the daily fines.
- **Lot 90:** No regular **yard maintenance**. Jeff wrote a Notice of Violation (1st). Jeff wrote a Notice of Violation (2nd). Lori applied the \$150 fine and sent monthly statements in December and January.
- **Lot 101:** The **trailer** is there every day. 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. Lori put a new lien on the lot for delinquent dues and the daily fine.

Resolved Enforcements (no further action required):

- **Lot 39:** Glenn reports fence is OK now.
- **Lot 68:** Bins were out. Nice letter, 1st and 2nd Notices, \$150 fine. OK now.
- **Lot 76:** Pile of garbage is gone.
- **Lot 100:** One bin in front of house. Nice letter. Jeff reports OK now.

Delinquent Accounts: Three accounts, Lot 101, Lot 88, and Lot 104, were turned over for collection on 4/4/18 to the local firm Proficio Financial Services, LLC. A partial payment was received from Lot 104 on 4/25/18. Jeff asked Proficio to be tougher, but there has been no progress. **Jeff** will ask again.

Common Area Maintenance:

- Blackberry Bushes North Side of Park: Landscaper says it will get done.
- 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.

Milton Annexation: The next step is for a representative from Milton to attend the March meeting of the King County Boundary Review Board. **Jeff** will ask to attend. When we are annexed, **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)

Newsletter: **Tom** will write a newsletter, to include back-to-basics topics such as: keep dogs off lawns; hide bins; no sidewalk parking; maintain property; submit ACC requests. Also a call for volunteers for fence destruction in March or April.

Nextdoor Milton: The lead of Nextdoor Milton contacted Jeff about joining his Nextdoor community and discussing block watch and other neighborhood security activities. **Jeff** will invite the him and Chief Hernandez to the annual HOA meeting.

Next Meeting: TBD.