

Hill Creek HOA Board Meeting Minutes

May 8, 2019, 7:00pm at the park

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

White Fence: Ed N demolished the fence. Jeff and his family hauled the boards and posts to the dump. Jeff was reimbursed \$257.91 for his 5 trips to the dump and \$37.70 for his mileage.

Enforcements:

- **Lot 16:** Jeff wrote a 1st notice for lack of **basic yard maintenance**. Tom reported that the property management company has not cleaned up the yard. **Jeff** will write a 2nd notice with a \$150 fine.
- **Lot 19:** **Jeff** will write a 1st notice for **expired tabs** on Black Saturn AEU5764.
- **Lot 22:** **Jeff** will write a 1st notice for **expired tabs** on White VW AXG8177.
- **Lot 28:** **Jeff** will write a 1st notice for **basic yard maintenance**.
- **Lot 42:** There have been complaints from 2 neighbors about **trees** extending into their property. The board found nothing in the rules that would make this an enforcement issue. The law says that it is permissible to cut any part of a neighbor's tree that extends onto your property.
- **Lot 43:** **Jeff** will write a 1st notice for **expired tabs** on Black BMW AOU0300 and for a broken fence and weeds along the fence.
- **Lot 46:** **Jeff** will write a 1st notice for **trash cans** in full view.
- **Lot 49:** A shrub obscures the fire hydrant and a tree blocks the street light. Jeff wrote a 3rd notice with a \$250 fine for serious **lack of landscape maintenance**. Lori emailed it to the owner. No improvement has been made. **Lori** will email the owner a bill with the fine.
- **Lot 54:** Owner received a 2nd notice and \$150 fine for having a tarp on the roof. Owner submitted an ACC request for a metal roof which was then approved. Work has begun, but **roof construction has stalled**. **Jeff** will write a letter giving the owner until 1-Jul-2019 to finish the roof.
- **Lot 63:** **Paint** has yellowed and become covered with mildew. Jeff wrote a 1st notice. 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 83:** **Jeff** will write a 1st notice for **trash cans** in full view and basic yard maintenance.
- **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. Now **garbage is accumulating** on the property. **Jeff** will write a 1st notice.

- **Lot 90:** Owner received 1st and 2nd notices and \$150 fine for no regular **yard maintenance**. A big yard cleanup happened in early May. **Jeff** will write a letter offering to remove the fine if the yard is maintained in this condition.
- **Lot 101:** The **trailer** is gone. We will stop the daily fines as of May 1, 2019.
- **Lot 104: Siding paint** in need of repair; frequent **trailer parking**. **Tom** will talk with the owner.

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. Proficio says they can do nothing else for us without a retainer for an attorney, so we have discontinued their services. The board discussed a possible foreclosure action but made no decision.

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. Landscaper told Jeff he would do it once a year.

Milton Annexation: Personnel turnover at the City of Milton has delayed our annexation. Jeff will invite Chief Hernandez to attend our annual meeting and answer questions. 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 announce the annual meeting. Each board member is encouraged to submit an article.

Annual Meeting: To be held in June (proposed dates are 26, 20, 18, 17, 21, 29). **Lori** will reserve the meeting room at the Milton/Edgewood library. **Jeff** will invite Mr. Cosner and Chief Hernandez to answer questions about the Milton Crime Watch and Milton annexation.

Next Meeting: June 5, 2019. **Lori** will provide a preliminary budget for review.