

## Hill Creek HOA Board Meeting Minutes

Oct 2, 2019, 7:00pm at Tom's house

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

**Board Member Resigns:** Glenn submitted his resignation, which was reluctantly accepted. We thank Glenn for his service. Jeff has posted a request for volunteers on Nextdoor.

### Enforcements:

- **Lot 3:** Premature Halloween decorations. **Jeff** or **Morten** will talk to owner.
- **Lot 16:** Jeff wrote a 1<sup>st</sup> notice for lack of **basic yard maintenance**. Tom reported that the property management company has not cleaned up the yard. Jeff wrote a 2<sup>nd</sup> notice with a \$150 fine. Property management company did not respond but the yard looks better. **Lori** is asked to apply the \$150 fine because of no response.
- **Lot 43:** Tabs are OK now. **Jeff** will talk one-on-one about the broken fence and weeds along the fence.
- **Lot 63:** **Paint** has yellowed and become covered with mildew. Jeff wrote a 1<sup>st</sup> 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 87:** Jeff wrote a 1<sup>st</sup> notice for **trailer in driveway and barking dog**.
- **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 now has regular garbage service.
- **Lot 104:** **Siding paint** in need of repair; frequent **trailer parking**. **Tom** will talk with the owner.

### Resolved Enforcements:

- **Lot 19:** OK now.
- **Lot 22:** OK now.
- **Lot 28:** Let go now that growing season is over.
- **Lot 42:** Owner has cut the branches that were close to the neighbor's house.
- **Lot 46:** OK now.
- **Lot 49:** OK now.
- **Lot 54:** OK now.
- **Lot 83:** OK now.
- **Lot 90:** OK now.

**Delinquent Accounts:** We have discontinued our relationship with Proficio because of poor results. **Morten** will talk to **lot 54** about setting up a payment plan; we will consider them current if they pay \$650. **Lori** can ask Morten to talk to others as needed. **Lori** will start adding mailing costs to delinquent accounts.

**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. **Jeff** will remind landscaper.
- **Jeff** and **Morten** will look at the **retention pond road** at 23<sup>rd</sup> Place S and consider asking landscaper to maintain.

**Milton Annexation:** Done! **Jeff** will ask the City of Milton these questions:

- Will Milton now maintain the entrance to the neighborhood?
- Will Milton take over payment of the street lights?
- Would Milton be willing to install a street light at the trailhead?
- Could we get more caution signs at the trailhead?
- Would Milton be willing to install speed bumps?
- How do we set up a trespass ordinance to give Milton police permission to enter our park?

**Newsletter:** **Tom** will write a newsletter asking neighbors to like our Facebook page and sign up on Nextdoor. Could also encourage dog walkers to pick up after their dogs.

**Next Meeting:** Jan 9, 2019.