

Hill Creek HOA Board Meeting Minutes

January 9, 2020, 7:00pm at Tom's house

In attendance: Board members Tom, Morten and Jeff

Enforcements:

- **Lot 22: Expired tabs** on truck and car; flatbed **trailer parking**. Tenant was previously warned about trailer parking when the trailer was outside the house. They now appear to be hiding it in the dead end off 380th. Morten called police and they cannot do anything about the trailer because it is parked legally and not blocking. **Jeff** will write a 1st violation notice.
- **Lot 25:** Prius with **expired tabs**. Owner has no prior violations so **Jeff** will give her a verbal reminder.
- **Lot 43:** New fence is beautiful. Tabs are expired again, and vehicle appears to be inoperable. Morten talked to the car's owner who has current tabs and will put them on his car. He says he is fixing his transmission.
- **Lot 50:** Suspected **expired tabs**. No prior violations. Milton PD tagged for expired tabs months ago, then owner backed it in. **Morten** will knock on the door and ask.
- **Lot 63:** **Paint** has yellowed and become covered with mildew. Jeff wrote a 1st notice. Owners appealed. Jeff responded. **Jeff** will revive the correspondence and invite the owners to the next board meeting on Feb 5.
- **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 76:** **Expired tabs; car never moves;** prior violations. **Jeff** will write a 1st violation notice.
- **Lot 88:** Morten and Jeff delivered a Notice of Violation for an **inoperable car** (Dodge). 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. There are now 2 other cars with **expired tabs**: 1) BMW with Seahawks plates, tabs expired 11/2019 which appears to have been towed there. Morten called Milton PD, but they can't tow the car because it is partially on private property; 2) Chevy minivan with tabs expired 12/2019; **Jeff** will write a 3rd violation notice on 2 cars fining \$250 each.
- **Lot 89:** Owner complained that people are letting their dogs go on his lawn. Morten talked to owner who will put up a sign and give us an update in 1-2 months.
- **Lot 104:** **Siding paint** in need of repair. **Tom** will talk with the owner. (The trailer that was parked nearby belongs to lot 22 renters.)

Resolved Enforcements:

- **Lot 3:** OK now.
- **Lot 16:** Paid \$150 fine. OK now.
- **Lot 87:** OK now.

Delinquent Accounts: Morten collected from **lot 54**.

Common Area Maintenance:

- **Blackberry Bushes North Side of Park:** Landscaper says it will get done.
- **Jeff** and **Morten** will look at the **retention pond road** at 23rd Place S and consider asking landscaper to maintain.
- At the 2018 annual meeting, Mike C asked if the new landscaper could start trimming the **ivy at the top of the entrance hill** once a year. The landscaper has done it this year.

Milton Annexation: Jeff got some answers from the City of Milton:

- Will Milton now maintain the entrance to the neighborhood? No.
- Will Milton take over payment of the streetlights? No.
- Would Milton install a streetlight at the trailhead? Looking to see if power is available.
- Could we get more caution signs at the trailhead? Need more info; traffic monitoring is underway.
- Would Milton be willing to install speed bumps? Need more info; traffic monitoring is underway.
- How do we set up a trespass ordinance to give Milton police permission to enter our park? Looking into it.

Newsletter: Tom wrote another great newsletter.

Next Meeting: Feb 5, 2020, subject to postponement if lot 63 cannot attend.