

## Hill Creek HOA Board Meeting Minutes

March 3, 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 380<sup>th</sup>. Morten called police and they cannot do anything about the trailer because it is parked legally and not blocking. We sent a 1<sup>st</sup> violation notice. As of 3/3 the trailer is still parked at the same location. **Jeff** will write a 2nd violation notice. There are new tabs on the car, but not the truck.
- **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 1<sup>st</sup> notice. Owners appealed. Jeff responded. Morten spoke to occupants, who made a vague commitment to paint in spring or summer.
- **Lot 64:** Needs **exterior house paint and yard maintenance**. Letter sent to owner in September came back. Morten spoke to occupants who made a vague commitment to paint when it is the right time.
- **Lot 76: Expired tabs; car never moves;** prior violations. We sent a 1<sup>st</sup> violation notice. No progress as of 3/3, so **Jeff** will write a 2<sup>nd</sup> 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 3<sup>rd</sup> 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 25:** Prius with **expired tabs**. Owner had no prior violations so Jeff gave her a verbal reminder. Owner complied with new tabs.

**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 23<sup>rd</sup> Place S and consider asking landscaper to maintain.

**Milton Annexation:** Jeff got some answers from the City of Milton, but these remain:

- Would Milton install a streetlight at the trailhead? Looking to see if power is available.
- Could we get more caution signs at the trailhead? After a period of traffic monitoring, Milton installed one new speed limit sign.
- Would Milton be willing to install speed bumps? Unknown. Traffic monitoring appears to be complete.
- How do we set up a trespass ordinance to give Milton police permission to enter our park? Looking into it.

**Next Meeting:** TBD.