

Hill Creek HOA Board Meeting Minutes

March 25, 2020, 6:00pm via Skype

In attendance: Board members Tom, Morten and Jeff; Property Manager Lori

Resolved Enforcements:

- **Lot 88:** We received a Notice of Trustee's Sale for this lot. The sale is scheduled for 7/10/2020. To clear the title for the sale, PHH Mortgage has paid the balance owed, \$14,932.78. We will discontinue the daily fine for the inoperative Dodge effective 3/1/2020, but we will apply it retroactively if occupancy doesn't change after the sale. Lot 88 is now paid in full until 7/1/2020 when the annual assessment is due.

Scams in the Area:

- Neighbors should be alert for crooks posing as census takers or grocery delivery drivers. **Jeff** will post a warning on social media. We will consider adding Morten's picture to the next newsletter or social media so that people will recognize him if he knocks on their door.

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. We sent a 1st 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 1st 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 1st violation notice. No progress as of 3/3, so **Jeff** will write a 2nd violation notice
- **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.)

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.

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.