

Hill Creek HOA Board Meeting Minutes

February 1, 2021, 7:00pm via Zoom

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

Enforcements:

- **Lot 76: Expired tabs; car never moves;** prior violations. Fines sent: \$150 in March, \$250 in August. No response. Morten has visited several times. Lori sent a collection of all related correspondence by certified mail, and it was delivered 11-Jan-2021. Violations persist. **Lori** will apply fines and print out stack of letters sent so far. **Multiple board members** will visit as a group.
- **Lot 48: Construction materials visible outside of house.** Jeff contacted owners and asked them to clean up. They said they would take care of it.
- **Lot 88:** Multiple violations, but pending sale due to foreclosure. **Lori** will ask lender why sale keeps getting pushed out. Is it because of Governor Inslee's moratorium on evictions and foreclosures?

Trees:

- A recent windstorm left a **tree at the park badly damaged** and a nearby house at risk. Jeff got a bid of \$800 from Sky High Tree Removal, Inc. to drop the tree and leave the debris. For an additional \$3000 they would remove all debris and chemically treat the stump to prevent regrowth. Considering the do-it-yourself option too risky and the complete option too costly, the board decided to hire Sky High to safely drop the tree. Neighbors could be invited to help themselves to firewood, and the rest could be left on the back side of the park, or maybe our landscaper could haul it off. **Jeff** and **Lori** will coordinate to hire and pay Sky High.
- **Three small, unstable trees on HOA property** threaten to fall against the house at lot 23. **Morten** will cut the trees and let them fall on HOA property.

Dogs:

- There is a proliferation of poo in and around the park. (Morten says lot 77 had that problem until they installed a camera.) **Tom** agreed to price a **poo-bag station for the park**, since we now have garbage pickup there.
- Lot 38 says that dogs from lot 39 are coming through the fence. Morten encouraged lot 38 to speak to lot 39 about this. **Morten** will follow up.

Old Business:

- **Speeding Near Mailboxes:** At the annual meeting, Justin expressed some willingness to approach Milton about borrowing their speed trailer. Morten asked him if he was willing to do so, and he is not. After some discussion, the board agreed that speeding was not a problem at the mailboxes, but was more of a problem near the trail, which is outside the jurisdiction of the HOA.
- **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.

Next Meeting: As needed.