

## Hill Creek HOA Board Meeting Minutes

March 8, 2021, 7:00pm via Zoom

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

### Erosion Concern

- The **hillside behind lot 35** has been slowly sliding away over the past 25 years, and now the homeowners' back fence is in danger of falling down the hill. A very tall tree near the fence appears it could possibly threaten to fall on the house. The owners called the City of Milton, who pointed out that the eroding hillside is HOA property and recommended evaluation by a geotechnical engineer. The owners requested assistance from the HOA. The board discussed the matter and concluded that hillside erosion is a common occurrence in our neighborhood which has affected quite a few properties over the years. Several have remedied the problem at their own expense with retaining walls and other similar structures. **Jeff** will draft a letter to this effect, the other board members will review, and **Lori** will send.

### Inoperable Car

- **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 persisted. Board members delivered a stack of previously delivered letters to occupants' door. The Volvo is now gone. **Lori** will remove fines and show them as deducted for compliance.

### Retention Ponds

- Jeff and Morten looked at the **retention pond road** at 23<sup>rd</sup> Place S. **Jeff** will ask Carmelo if he is willing to take over maintenance.

### Newsletter

- It's time for another newsletter. **Tom** will write, copy, and deliver.

### Old Business:

- **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?
- **Dogs:** 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.
- **Blackberry Bushes North Side of Park:** Landscaper says it will get done.

**Next Meeting:** As needed.