

## Hill Creek HOA Board Meeting Minutes

July 14, 2021, 6:00pm Hill Creek Park

**In attendance:** Board members Jeff, Morten, Alisha, Craig, and Justin; Administrator Lori;

### Election of Officers

President: Jeff; Vice President: Alisha; Secretary: Morten; Treasurer: Justin.

### Old Business:

- **Alisha** will walk around the neighborhood and list the lot numbers with **bins left out**. **Lori** will send friendly reminders.
- **Jeff** will ask landscaper Carmelo if he is willing to take over maintenance of the **retention pond road** at 23<sup>rd</sup> Place S.
- **Jeff** will write a warning letter to **Lot 48** about **construction materials visible outside of house**. There was some discussion about the outdoor carpet in the front yard. Lori has received a complaint. The board agreed that the carpet is out of place in the neighborhood, referencing rule 5.2. **Jeff** will write a friendly message about it.
- **Lot 88:** Multiple violations; pending sale due to foreclosure, which continues to be delayed; now 2 years behind on dues. **Jeff** will write a violation letter.
- The issue about **lot 39 dogs invading lot 38** is assumed to be resolved since nothing further has been heard after Morten spoke with them.
- Jeff wrote a warning letter (mailed 6/26/2021) to **Lot 90** about **lack of yard maintenance**. There has been some weed-whacking and mowing, but the board agreed that it needs more attention. **Jeff** will write a follow-up letter.
- Landscaper Carmelo has been paid to remove the **blackberry bushes on the north side of the park**, but we are still waiting for him to do the work.
- **Jeff** will invite Richard Cosner to discuss **Block Watch** at the next board meeting. After that, the board will consider starting an **email distribution list**.
- **Morten** will contact PSE about installing a **streetlight at the mailbox area**.
- **Alisha** will contact the City of Milton about installing a **streetlight at the trailhead** and possible solutions to the **speed problem at the mailboxes**.
- **Jeff** will ask landscaper Carmelo how much he would charge to **clean up the dead end at 380<sup>th</sup>**.
- After some discussion about possible locations and potential effectiveness, the board agreed to table the idea of installing a **SLOW sign near the mailboxes**.
- The board decided against sponsoring a **neighborhood garage/yard sale**.
- The board agreed that a **neighborhood picnic** is a good idea for next year.
- The board agreed to take no action on the **steep dirt path** from the S380th retention pond to the Milton Trail. The path is not on HOA property.
- Morten and the lot 54 owner visited lots 67, 68A, and 69 to discuss concerns that **careless parking** of vehicles was causing unsafe driving conditions through the area. Lots 67 and 69 moved their vehicles, while lot 68A refused.

**Next Meeting:** Aug 24 @ 6pm; location TBD.