

Hill Creek HOA Board Meeting Minutes

August 16, 2022, 6:00pm at Hill Creek Park

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

Old Business:

- **Neighborhood Security:** Because of a recent police response and two tagging events, **Jeff** will see if he can make some progress on this subject.
- **Newsletter:** We need a newsletter written soon.
- **Light Bulb Near Mailboxes:** We need an estimate to have the current bulb (still working) replaced with a brighter bulb. **Morten** has requested an estimate and is waiting for an email response.
- **Rental Restrictions:** Amy and Jeff refined Jeff's initial ideas and research. Their rule-change proposal follows these minutes. **All board members** will prepare to discuss the proposal at the next board meeting. Board members might need to go door-to-door to inform owners about the idea before asking HOA members to vote.
- **Slow Signs:** Neighbors appreciate the new signs, which Alisha adjusts on her daily walks.
- **Play Structure:** Some parts are showing signs of wear. It's okay for now, but we might want to replace it soon, perhaps with two structures.
- **Basketball Court Fence:** Justin confirmed that Corey P will get bids to replace.
- **Common Area Maintenance:** Jeff requested bids to take over the whole job. The one guy who was willing to show up bid \$1400 for ongoing maintenance and \$2600 for a one-time cleanup near the park property line. (The owner of lot 91 had asked if the HOA would split the cost of clearing the overgrowth between his property and the park.) **Lori** will provide payment history for our current landscaper.
- **Picnic:** There will be no picnic this year due, in part, to lack of enthusiasm.
- **Lot 101 Debt:** After years of silence, the owner of lot 101 reached out asking for reduction of debt. The board reviewed the history, discussed the issue, and concluded that dues and late fees must be paid in full in timely, monthly payments before having any discussion on reduction of finance charges or fines. Jeff drafted the response and Lori sent it with a sample payment plan. The owner replied that he will not start paying anything until the HOA forgives the rest of the debt. Now a realtor has contacted Lori, asking to negotiate a reduction of the debt. Lori referred the realtor to the board. The board has no desire to waive any fees. If the realtor contacts the board, **Jeff** will draft a response and get the other board members' concurrence before sending.

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- **Walk-Around:** Karrlie C and Morten walked around the neighborhood to see how everyone is doing with rule compliance. They found lots of bins out and some problems with yard maintenance and house paint. Now they are discussing how strict the standards should be. The Board agreed that if it appears that an effort was made to put the bins out of sight, that will be acceptable. Morten and Karrlie will ask the Board for final evaluation of paint issues. **Morten** has built a spreadsheet to make it easy to record violations for bins, yard maintenance, and paint. Alisha suggested adding fences to the spreadsheet.

New Business:

- **Doggie Bag Station:** The keys are lost. While we expect them to be found again, **Morten** will be prepared to get new keys or a new station if needed.

Rule Enforcement:

- **Lot 53:** Owner has received a written warning for poor yard maintenance and a second occurrence letter levying a \$150 fine. Tenant apologized but hasn't made much improvement. **Jeff** will write a third occurrence letter with a \$250 fine. **Lori** will send.
- **Lot 54:** Owner has received a written warning for poor yard maintenance, but the very tall weeds are still there. **Jeff** will write a second notice of violation with a \$150 fine. **Lori** will send.
- **Lot 90:** Owner has received a 3rd occurrence written notice with \$250 fine, but nothing has improved. Also, there are work vehicles being parked there now. **Jeff** will write another notice of violation for the yard maintenance problem with another \$250 fine. He will also warn about the work vehicles. **Lori** will send.
- **Sidewalks:** Because lot 90 isn't the only lot with weedy sidewalks, **Morten** suggested looking for a company that does pressure washing of sidewalk cracks.
- **Lot 47:** Classic Impala parked nearby has an oil leak. **Jeff** will talk to homeowner about the best approach.
- **Lot 48:** Owner said verbally they would replace the green carpet in the yard with something more natural looking. Morten suggested a letter giving them a timeframe and reminding them that the ACC would need to approve anything artificial. **Jeff** will draft the letter and send to the board for review.
- **Lots 81 and 82:** Drainage section between the two lots looks horrible. **Morten** will talk to them.
- **Lot 27:** Work vehicles have been parking there for a while. We need to enforce the rule here just as we are enforcing the rule for lot 90. **Jeff** will write a warning.

Next Meeting: TBD

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Proposed Rental Restriction Amendment to the Regency Woods Division 4 (Hill Creek) HOA Home Rules and Regulations:

AMENDMENT

WHEREAS The Regency Woods Division 4 Homeowners Association Hill Creek ("the HOA") exists for the purpose of maintaining the quality of life for the residents of the neighborhood, and

WHEREAS The HOA further exists to protect the market value of all properties in the neighborhood, and

WHEREAS The Board finds that renter-occupied properties are much more likely to be ill-maintained, and

WHEREAS The Board finds that renter-occupied properties are much more likely to be found in violation of HOA Rules and Regulations, and

WHEREAS The Board finds that owners of rental properties are much less likely to be involved in the HOA by participating in meetings or Board membership, and

WHEREAS The Board finds that the number of rental properties is increasing,

THEREFORE the Home Rules and Regulations document is amended as follows:

Insert a new sub-section in Section 4.10 "RENTING / LEASING" immediately after Section 4.10.1 as follows:

4.10.2 RESTRICTIONS

4.10.2.1 RENTAL CAP No property in the HOA may be rented if doing so would cause the number of rentals in the HOA to exceed 20% of the total number of properties, or 22 properties, whichever is greater. Any owner who wishes to rent out their property must contact the Business Manager in advance, to determine if such rental is permissible.

4.10.2.2 EXCEPTIONS

Owners of properties on the date of adoption of this amendment are immune from this restriction. However, such exception ceases immediately upon transfer of the property to any other owner.

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Proposed AMENDMENT (continued)

Owners of properties who were (a) on active duty, or (b) not actively serving and who are called to active duty in the U.S. Armed Forces while owning such property are permitted to rent their property for the duration of their active duty. Such owners shall cease to rent their property at the end of any existing lease or within six months of completion of such active duty, whichever is shorter.

The Board shall retain the right to grant emergency exceptions at its sole discretion.

The Board shall maintain at all times a current record of all property owners who enjoy an exception to this restriction.

4.10.2.3 NONCOMPLIANCE

Violation of this Restriction shall result in a fine in the amount of 50% of the monthly rent being collected by the owner. If the actual monthly rent is unknown, the Board shall determine the fair market rent value of the property by any means available. This fine shall be assessed monthly until the owner complies or transfers ownership. The Board retains the right to reduce or waive any such fine at its sole discretion. Any and all direct and indirect consequences of the violation shall be borne by the owner in violation. The HOA itself, however, claims no eviction rights.

4.10.2.4 NOTIFICATIONS

The Board shall take all reasonable actions to ensure that prospective buyers of properties in the HOA are aware of this Restriction.

In cases of possible violation, the Board shall notify the owner by available means, and wait 30 days for a response before imposing a fine.