

Highland Trails Homeowners Board Meeting Minutes

August 9, 2015

The meeting was held at the home of Ed and Kim McNichol.

In attendance were: Ed McNichol-President, Kim McNichol-Treasurer, Tom Jones-Vice President, Sandy Jones-Member at Large and Charles Anderson-Landscaping.

Absent were: None.

Also attending was: None.

The meeting was opened at 7:09pm.

Issues

We have been contacted by the homeowner at 3006 140th about a tree pushing up their driveway. We will need to discuss this issue with the City.

The “hazard tree” situation at North Pointe needs a resolution. The Board decided to have the attorney send both parties a letter advising that we maintain that the developer created the problem, we allowed the berm modification as a controlled experiment, it has been unsuccessful in controlling erosion, that we will now allow the natural growth to return in full, remind both parties not to enter our property. We will also contact their HOA to pursue a long-term resolution.

We have been contacted about a Surface Water Proposal in the City of Mill Creek. We would need much more information before we could support this initiative, including a ponds:house ratio and cost/benefit analysis. Ed believes that this benefits MCCA at the expense of other HOA’s such as ours.

We need to recruit more Board Members. Notices should be placed on our Facebook page and website, and also on the mailboxes for a short period.

We should contact the owners of the rental property at 14116 30th avenue SE about the upkeep and painting of the property.

2015 Budget

Kim reported that invoices for dues had been mailed and that she had several that required special attention due to ongoing legal cases. Those would go out in the future.

Landscaping

The Board discussed the frequency with which the sprinkler heads have broken. Ed will contact Garners and ask if more substantial heads are available. He will also request a cost estimate. The Board may consider upgrading in batches to control costs.

Ed will also ask Garners about removing the drip lines from the planter strip trees and adding bark dust to the area around those trees.

We discussed pruning back the plants in the islands on both inner cul-de-sacs. Tom thought we should develop standards about what our goals are. Once we have those standards, the Board could potentially meet with nearby homeowners, mark material to be removed and have them to the work. Garners could then follow up with bark dust.

Ed mentioned that the pond is mostly dry and this might be a good time to examine it and remove any debris.

Sandy mentioned that the planter strip trees could be trimmed higher. Ed will ask about having them trimmed to eight feet of clearance. Ed will check with Garners on this.

Tom mentioned the dead trees at the entry from 35th. We should meet with the City to discuss this issue.

Charles was not sure if Garners had dropped the trees at the top of the retaining wall yet. Tom mentioned that we should also drop the trees at the top of the retaining wall at the entry.

Treasurer Report

The meeting adjourned at 8:14 pm.