

Highland Trails Homeowners Board Meeting Minutes

October 10, 2015

Call to Order

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

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

Absent were: None.

Also attending was: None.

The meeting was opened at 6:47pm.

Minutes

The Minutes of the August 9, 2015, Board Meeting were approved as submitted.

Ed reported that all previous Minutes have been posted to our website.

Legal

Kim is sending a Final Warning letter to accounts that have not paid the 2015 dues. Failure to respond will result in us placing a lien on the property.

Ed reviewed the status of the "Hazard Trees" issue at our eastern boundary with North Pointe. He has directed the Attorney to draft letters to both homeowners and has reached out to the Board of the North Pointe HOA.

Landscaping

Ed has informed Garner that he is now the primary point of contact for landscaping issues.

Garner has been asked if there might be more substantial sprinkler heads that we could switch to.

Garner will be providing a cost estimate to remove the drip lines on the planter strip trees, as well as add bark dust around the trees.

Garner has been contacted about pruning the planter strip trees to 8' of height around the trees.

Ed and Tom conducted a site survey with Sherrie Ringstad from the City of Mill Creek to look at trees in the neighborhood. Ed circulated an e-mail with their findings. The Board agreed to;

1. Have Garners fell the trees at the top of wall at entry at 35th

2. Have Garners fell the dead tree across from 3222 144th
3. Hire a tree firm to top the dead tree behind 3107 140th above the 5th branch (curved) from bottom
4. Hire a tree firm to top the forked tree in the Big Park
5. Wait to determine ownership of trees in the NW mystery corner
6. Tom will reply to the owner of 3006 140th about the planter strip tree and her driveway

Issues

The Board agreed to reduce the amount of vegetation in the inner cul-de-sac islands. The goal is to reduce clutter and provide several clear lines of sight through the islands. The plan is for the Board to mark items that can be removed and then communicate with homeowners in the area. They will be permitted to remove and dispose of the marked items. Since this was a homeowner-initiated action, it was felt that this was the most affordable and reasonable alternative.

The big tree that came down in the Big Park needs to be removed. Ed researched Craigslist and the general Internet and did not locate a charity that could use the tree. Ed will place an ad on Craigslist to have someone come and remove the tree at their own risk and expense. If that is unsuccessful, we will see if Garners has a recommendation, and/or place a notice on our Facebook page and website.

Ed had sent a letter to 3228 144th regarding the camper stored in their driveway.

Ed had sent a letter to 14116 30th about the condition of the paint and the house is now being painted.

We had received complaints about the Mercedes parked in front of 2815 140th. Ed called the Police Department about this issue. (The vehicle was parked for more than 24 hours and does not have current vehicle tabs.) The vehicle has since been moved a short distance, but still does not have current tabs. If it is still there in one week, we will call the Police again.

Ed has posted a notice seeking new Board Members on our social media. He and Kim will also place notices on the mailboxes. Blaine may be interested in serving again.

Ed provided some information about the property at 14128 30th. A foreclosure action was started on that property in 2013. The homeowner initiated a legal action against their lender, and this has halted the foreclosure process. The homeowner informed Ed that they had relinquished the keys to the property and moved out. However, they are still listed as the owner, and the property has not transferred ownership. Ed is pursuing the cleaning up of the property and also seeking to recover the dues owed. The homeowner directed Ed to contact their attorney. Ed has left two messages for him without response. The Board directed Ed to make one more contact attempt, and if that fails to then direct our attorney to make one contact attempt before filing a suit against

the homeowner. Ed will also follow up with the lender about the condition of the property and our lien on the title.

Ed will try to use a metal detector to locate the monument marker that notes the northwest corner of our platt.

Ed sent an e-mail to the homeowner in North Pointe who contacted us about the tree crashing through the fence. There has been no response to this message.

Since Charles Anderson has sold his property, the Board unanimously agreed to remove Charles from the Board.

Ed will be contacting the new City Manager at the City of Mill Creek about the "Berlin Wall" on 23rd Avenue SE.

The fence between 2904 140th and the path into the small park is not stable, and a brace propping up the fence is on our property. Ed will contact the homeowner about this issue.

Ed will schedule an Arborist inspection after the trees have been taken care of as detailed above.

Treasurer Report

Kim reported that we have sufficient revenue to cover our expenses. There was a slight increase in our insurance cost.

We have 13 homes that have not yet paid their 2015 dues. These are new delinquencies. We also have 4 homes that remain delinquent. Ed will contact these to see about setting up payment plans.

Adjournment

The meeting adjourned at 8:21 pm.