

## **Highland Trails Homeowners Board Meeting Minutes Nov. 6, 2015**

The meeting was held at the home of Tom and Sandy Jones.

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

Absent were: None.

Also attending was: None.

The meeting was opened at 7:22pm.

### **Minutes**

The Minutes of the October 11, 2015, meeting were approved as submitted.

### **Finances**

The Board is open to moving our bank accounts to a different institution. Ed and Kim will visit Wells Fargo and talk to them about our needs. We are looking for a bank that offers a debit card, interest, online bill pay and a local location.

Kim is sending final notices to delinquent households.

### **Legal**

The board agreed to send notices to the berm neighbors to stay out of our property. We will have the trees there inspected every two years.

Ed will make one final contact to Debbie King about their past due amount, and will refer the matter to our attorney if there is no resolution.

### **Landscaping**

Ed received a quote to remove all of the drip lines from the planter strip trees. The cost is \$1,235 and includes the replacement of 67 sprinkler heads.

Ed received a quote to upgrade the remaining sprinkler heads to the more durable and water efficient models. The cost is \$20 per head, and there are less than 200 to be replaced. It is thought that we could develop a monthly budget for a upgrade program, and have a set number of heads replaced each month.

Ed received a quote to put mulch around each of the planter strip trees. The cost is \$1,060. The board would like to know if this will impact our overall maintenance costs, as it may take more time to mow or edge after mulch was placed around the trees.

Ed will get an estimate on removal of trees.

Garners had provided an estimate to fix the walking trail several years ago. Ed will work to get an updated quote for consideration.

Once we have an updated trails proposal, and a complete financial update, the Board will evaluate these proposals.

## **Issues**

The Board will use the roundabout on 29<sup>th</sup> Avenue SE as a test case. Our goal is to reduce the overgrown look and provide some lines of sight if possible. The first step will be to talk to the homeowners on that street.

We are still looking for a firm to remove the large tree in the big park and deal with the stump.

Tom sent a response to the homeowner concerned about the planter strip tree roots lifting up her driveway.

Ed sent a letter to the household that was storing a trailer in their driveway. The trailer has been removed.

Ed sent a notice to the homeowner with the bad paint on the main drag. The house has since been painted.

Ed called the Mill Creek Police Department twice about the vehicle parked for weeks / months and with expired tags. The vehicle has been removed.

There has been no response to the call on social media for new board members. We will try posting notices on mailboxes.

Ed tried to locate the boundary marker in the NW corner of the neighborhood, but was unsuccessful. He did talk to the neighbor there, and they are willing to split the cost of topping that tree.

The City Manager visited the “Berlin Wall” and we hope to hear from the City soon.

The broken fence going into the small park had been repaired.

We are looking to replace the “sacrificial bush” with a taller plant, like an Arborvitae.

The Arborist inspection, which occurs every two years, is scheduled for November 16<sup>th</sup>.

Ed would like to pay \$50 per year for Evernote, a software tool that he uses to manage the Association. The Board agreed.

The meeting adjourned at 9:37 pm.