

Hill Creek HOA Annual Meeting Minutes

June 24, 2023, 10:00am Milton/Edgewood Library

Call to Order and Verify Quorum: Meeting was called to order by board president Jeff S. A quorum was established with 11 lots represented in-person and 14 lots by proxy. (A quorum requires 17 lots in-person or by proxy.)

Introductions: Jeff introduced himself, Morten H, Karrlie C, Alisha W, and Amy C as board members, and Lori N as business administrator.

Approval of Previous Annual Meeting Minutes: Approved as written.

Old Business:

Accomplishments: Jeff mentioned that we replaced the mailboxes without financially burdening anyone while leaving plenty of money in our savings account; we amended our rules to add a limitation on the number of rentals in the neighborhood and a waiting period before a new owner can rent; we ordered a new playset for the park and removed the old one; we replaced the white fences near the park on 380th; and we hired two new landscape contractors.

Common Area Maintenance: The new landscape contractors started work in June. Jose is doing the park down to the blackberry bushes, which he has been instructed to let grow. Bobby is doing the entrance and up the hill. Mike C asked who was doing the white fence area; Alisha said it was not assigned yet. Karrlie reported that she helped Alisha and Kelsy clean up the Hill Creek sign area and thanked them for initiating the effort. Someone asked about cleaning and painting the guardrails; Alisha said she would email Milton Public Works about that.

Enforcement of Personal Property Maintenance: Jeff reminded us that the HOA is not a police force; per our rules we rely on members reporting problems they see. Mike C told about a time he called his neighbor over and asked him to look at his property to see what Mike has to look at. The neighbor was then quick to clean it up. Karrlie brought up her longstanding complaint about her neighbor's car that is dirty and does not run. Jeff explained that the car's owner told him that the car would be gone by July 14th. Tommy suggested that we could encourage anyone with an inoperative vehicle to donate it to Cars for Vets. There were various ideas for enforcement discussed. Tommy warned us to make sure our enforcement actions are legal and we don't show favoritism. Ted wants a more holistic approach. On the topic of parking, Fernando mentioned that some homeowners are renting out rooms, which adds cars to the neighborhood. Mike suggested that a landlord might not know that their renter is subletting. Jeff said that Milton PD won't enforce the 72 hour parking rule anymore. Alisha suggested that we could give new owners a "Cliff Notes" version of our rules and give current owners a refresher.

Neighborhood Security: Jeff talked about the mailbox incidents and how having a great eye-witness across the street helped Milton PD solve the case. Jeff mentioned our community info evening with the Milton PD and said they like our neighborhood. Karrlie mentioned how she and Morten helped the Invitation Homes guy kick the squatters out of the house on 21st Ct S.

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New Business:

Speeding: Cory P suggested rubber speed bumps that would not obligate us to assume road maintenance. Dave B said to be sure and clear it with King County. Jeff said that Milton could install speed humps. Amy volunteered to follow up with Milton Public Works. We could also install a speed monitoring sign like the one on 28th.

Park Path and Sidewalks: Karrlie wants to have the path repaired so it is safe for walkers and easy for strollers. Other neighbors noted that some sidewalks are also uneven. A suggestion was made to have the sunken parts raised. Amy will ask Milton Public Works about sidewalks. Alisha wants to get bids on park path repair.

Picnic: Melodie suggested a picnic this year to bring neighbors together and strengthen community.

Presentation and Approval of Budget: The budget was reviewed. There was some discussion about why there is a planned deficit this year. Several categories have gone up this year: electricity, garbage, landscape maintenance, and a small amount was allocated for flowers and mulch for the Hill Creek sign area. There was a comment about continuing to maintain the entrance when the HOA does not own the property. Ted said that by adverse possession for this many years, the HOA now owns the sign area. Jeff said that PSE will install energy saving bulbs, but not until existing bulbs burn out. Tommy said that Milton pays for streetlights in other areas. There was some discussion about how large some delinquencies are. Jeff explained that our 12% interest rate is to blame for that, and maybe it is time to bring it in line with current rates. Randy suggested that we could tie the interest rate to a public rate. The budget was approved as presented, with the caution that we need to reduce costs or increase dues to avoid a deficit in future years.

Election of Board Members: Jeff and Morten announced their resignation. Alisha, Amy, and Karrlie volunteered for another term. Karrlie nominated Ted, but since only one person per lot can serve on the board at the same time, Karrlie agreed to switch to the ACC. Alisha nominated Mario, but since he was not in attendance to accept the nomination, Jeff suggested that the board could appoint him at their first meeting. Alisha, Amy, and Ted were unanimously elected.

Appointment of ACC Members: Melodie announced her resignation. Mike C, Courtney F, and Monica C agreed to stay. Karrlie volunteered. All were unanimously appointed.

Comments and Questions for the Good of the Community:

- Mike C thanked Jeff and Morten for their years of service.
- Randy asked if we could put up a sign about fireworks being illegal.
- Tommy thanked Jeff and Morten for their years of service.
- Alisha suggested that we could start accepting online dues payments and ACC forms.

Adjournment: The meeting was adjourned at 11:12 am.

Minutes submitted by Lori N.