

Hill Creek HOA I Meeting Minutes

Date: August 10, 2024 - Call to Order Time: 10:30 am - Location: Milton Library

In attendance:

Board members Debbie, Ed and Amy

Business manager: Lori (via Zoom)

ACC committee: Mike

Hill Creek General Members: Approximately 25

Old Business

- In addition to Karrlie resigning during our June HOA annual meeting, Ted, and Kelsey resigned.
- Ed volunteered to be on the board, and he was elected as VP.
- There was a meeting of board members (minus Ed due to a misunderstanding) and Debbie was elected President.
- There was a Board meeting scheduled on July 20th. A board member came in and stated that they would sue Hill Creek HOA since the meeting wasn't announced to all homeowners. To avoid a lawsuit, an official meeting did not take place. Unofficial discussion ensued for approximately an hour.
- Previously approved expense - Debbie purchased stencils to outline the lines for the basketball court and donated the \$208 expense. We will need volunteers to help. The money that was previously allotted for this endeavor will be used to buy additional paint since the kit only came with paint for half of the court.

New Business:

- More vandalism at the park - the little kids play set was destroyed and thrown over the hill where there are blackberry bushes. Debbie and her daughter brought it to her house to try and fix but it isn't savable. The bigger play set was partially damaged. Debbie fixed some of it and removed the parts too damaged to fix. The donated hockey goal was also partially destroyed. Please visit the park when you're out walking to ensure everything is intact and report anything unusual via email to the Board.
- We discussed the Property Manager opening since Lori has resigned but has graciously stayed on as we work to find a replacement. Ed handed out the Property Manager responsibilities.
- Reviewed the annual meeting follow up handout that was distributed to the homeowner's home except for a group of homes that a board member decided not to distribute due to a misunderstanding of which version was correct. This handout had in-part suggested options for increased dues for the 2025-2026 year. Ed volunteered that he did not hand out his section and presented new numbers (that the Board had not yet seen) to those at the meeting. This will be addressed again later after a decision is made for the Property Manager position.
- If we find someone that will accept the Property Manager position at the current rate of \$500 per month, then we need to raise dues by a minimum of \$50 for the 2025/26 year to break even. If the person/firm hired costs more, then a higher increase will be needed to break even.

Hill Creek HOA I Meeting Minutes

Ed shared that a firm would charge a minimum of \$10 per house per month which means we'd have to raise dues even more to break even.

- It was suggested that we look for ways to reduce expenditures which the board does on an ongoing basis. We will cancel the water hook up since it was voted down during the annual meeting to not pursue hooking up the parks sprinkler system.
- There are 14 homeowners with past due accounts and a follow up letters have been sent.
- There was discussion about why we must pay for electricity for the streetlights. Previous board members had already met with the Milton Mayor and head of Public Works. Due to the way our homeowner's community was established, it's our community's responsibility to pay the monthly electricity bill. (PSE had previously agreed to install more electricity-efficient bulbs as the current bulbs need replacement).
- Part of the common area on 380th is owed by Milton but we pay for landscaping and maintenance to look presentable and nice for our community. We could have the city take it over but it's unlikely that it would be maintained (i.e., tall weeds on both sides of 28th Ave.)
- Milton police have committed to driving through our neighborhood at a minimum of twice daily.
- Concerns brought up about communications not getting to all neighbors. The Board will get the email address list from Lori and start sending emails regarding meetings to those that have provided their emails.
- Bobbie replaced the basketball hoops and volunteered to donate this cost to the HOA.

Open Discussion- Nominate Members

- Debbie asked if there were any members who would like to join the Board/ACC. Alisha Wilkerson volunteered to be back on the board. Bill Lee volunteered to be on the board. Nataliya Lee volunteered to be on the ACC.
- Debbie accepted the nominees and called for a vote. Debbie approved all nominees; Amy seconded the approval. All 3 board members approved these members to the Board and ACC.
- Since the meeting was now at 1 hour, Debbie thanked everyone for attending, stating that everyone was welcome to stay or go as the new Board had some items to address.
- Debbie asked Alisha to further research the property manager role (since she had previously begun discussions with Lori) and to work with Ed since he's already done some research.
- Since there is no current Treasurer, Debbie asked Bill to take the lead on reporting the Financial Report in preparation for next October's meeting and to work with Ed on this further.

Next meeting – announced when all members and board were present:

- October 26, 10:30 am at Milton Library

Adjournment

- 11:37 am

Minutes submitted by Amy