

Meeting on 3/24/25 @ Milton Library from 6-7pm

Attending: Bill, Ed, Monica, Natiliya, Jeff, Alisha, Bobby, Jim, + 3 more

Old Business

- Ed said PSE hinted there might be a cost to putting LED lights
- #104 - Lien to be placed
- #54 - mail letter, if no money by end of April, place lien
- There are free websites, but we would lose domain name www.hillcreekhoa.com. No reason to recreate the wheel - only \$180 a month
- Emails created for managerhillcreekhoa@gmail.com and boardhillcreekhoa@gmail.com
- Bill agreed to be second signer on BECU account. Monica will get signatures from Jeff and Morton since they are technically the account holder.
- Monica has taken over for Lori as business manager.

Acc update

- #94 - homeowner reached out to leave her cans in front. The board discussed making an exception for her because she is elderly. Ed said he would talk to her.
- #47 has inoperable car, Kia with air bag deployed. Jeff said he would talk with them since he knows the couple that live there.
- #88 trash in front of garage. Alisha thought this lot had a lien on it.
- #89 trash in front of garage.
- #22 - squirrel house in yard. Bill talked with them last time about the car missing a wheel. Nataliya also said the tabs were expired.

Park Bids

Nataliya got 3 bids:

- Jose Uribe for both park and front: \$1700 (current park contractor)
- Victor: \$1100 for both park and front. Tree trimming would be once a year and a one time extra cost of \$1200 since he has to pay dump fees.
- Bobby: \$700 for front only. He doesn't want to do the park: he's only one person, and he wants time for his family.
- Members at the meeting expressed concern that both Bobby and Jose do a nice job and the areas look great. They worry about cutting corners and the neighborhood won't look nice.
- It was also brought up that we don't own the front part. We are paying someone to maintain an area we don't own.
- The current contracts expire May 1st.
- Final decisions about contracts will be made at the next meeting.
- Bill pointed out we currently have no check-in system to know if the park contractors are coming regularly. Jim said most contractors sign an invoice saying when they were last in and doing work. Currently no system is in place to track work done in the park.

New/Continued Business

- Alisha brought up the emails. Neighbors signed a roster on Aug 10th meeting if they wanted to receive emails about meetings and minutes. Monica will look into getting something set up.
- Bill urged new people to join the board. Currently only he and Ed are on the board. Nataliya makes reports to ACC.
- Dues Increase: the HOA has \$25,000 in reserves. We are losing \$4k a year. We need a dues increase to stop losing money. There has not been a dues increase in about 20 or so years. The current amount is \$250, so proposed annual HOA dues ranged from \$300 (\$50 more per year) or \$325 (\$75 more per year) or \$350 (\$100 more a year).
- With 113 homes, \$50 would bring in an additional \$5650. That would stop our losses.
- \$75 would bring in \$8475
- \$100 would bring in \$11,300
- The board decided dues would go up \$50 next billing cycle due in July 2025.
- Members discussed \$50 might not cover us for long, and they'd rather have one larger raise now than a raise this year and a possible raise next year.
- Next meeting is set for April 28th at 6pm at Milton Library.

Highlights:

Dues will be raised \$50, for a total of \$300 due in July 2025.

Lawn bids will be decided next meeting on 4/28/25.