

Hill Creek HOA Board Meeting Minutes

July 10, 2023

In attendance: Board members Ted, Alisha, and Amy

Business Manager: Lori

ACC committee: Mike

Homeowner: Debbie Hart

Old Business

- Play set delivery August 3rd.
- Maintenance work – check with Bobby to care for common place on 28th.
- Discussed increasing fines for violators.

Progress Report

- Ted will talk to Jose about maintaining the park slope above the narrow strip of flag lot 68.
- Yard maintenance – have Jose give out his business cards and possibly discount to homeowners for first time work to help maintain their yards.
- Issue with house with ongoing bark dogs and broken fence.
- Lori sent a warning letter about expired tabs to lot 102 on 6/23, and a friendly email about cars blocking the neighbor's driveway to lot 88 on 6/28 .

New Business

- Lori will send financial info to Alisha before each board meeting so Alisha can prepare and present a treasurer's report to the board.
- Opening for Vice President. Board unanimously voted in homeowner - Debbie Hart.
- ACC will do monthly walk through in our neighborhood and look for areas of concern. Process includes: written warning – 15 days to respond, letter violation including fine.
- External communications – quarterly newsletter online – include reminders: clean up yards, Christmas lights timeframe for displaying, June annual meeting. Amy will work with Alisha.

Open Forum

- Reviewed bi-laws including: 4.9 owners fully responsible for occupants on their property, 4.10 rental limitations, 5.2 landscape maintenance abide by rules, possibly expand 6.1 pet owner's responsibilities.
- Discussed possibly providing welcome basket to new homeowners and include bi-laws.
- Pick one rule to review for next meeting.

Next meeting: August 10th 6:30 pm