

Hill Creek HOA Board Meeting Minutes

Date: Sep 26, 2023

Call to Order Time: 6:39 pm

In attendance: Board president Ted, vice president Debbie, treasurer Alisha (absent: secretary Amy)

Business Manager: Lori

ACC committee: Mike, Karlie

Old Business

- The owner of lot 68A approached Ted again about fencing the park to keep miscreants out. This would involve a locking gate and administration of keys to community members. The board voted unanimously no on the suggestion.
- The area between lots 99 and 100 is still not completely mowed. Landscaper Bobby mowed the back but thought the front was privately owned. Alisha will ask him to mow the front too.
- Flyers for the crime prevention meeting were distributed by door-knocking and posting around the neighborhood.
- The 9/23 community crime prevention meeting in the park with Chief Hernandez of the Milton PD was informative and well-attended. Neighborhood watch signs are available, so Ted will request some.
- The playset has been completed and secured to the ground. Walkways have been leveled and painted. Low spots have been filled and seeded. Benches have been stained.
- Landscaper Jose and crew trimmed the purple-leaf cherry plum trees after some confusion about his contract, which said to trim the evergreen trees. We need to clarify his contract in writing.
- The board decided to wait until spring to work on the park sprinkler system. It will cost about \$160 to get the meter re-installed, and \$15/month for basic service. Then Landscaper Jose can troubleshoot the system.
- Landscaper Jose has removed the blackberry bushes on the west end of the park.
- New ornamental plants have been planted at the Hill Creek sign. The white fence there has been repaired.
- Ted called Milton Public Works about the garbage that has been dumped into the gully along 380th; they will pick it up.
- Landscaper Bobby is coordinating with Milton Public Works about removing some dead trees along 380th.
- A new newsletter has been published. Well done!

New Business

- The flags on the playset have been broken.
- Ted suggested buying a stencil set to paint standard markings on the basketball court. The board voted unanimously yes.
- During the treasurer's report there was discussion about Landscaper Bobby's pay. It was increased temporarily from \$400 to \$700 monthly because of so much work that needed to be done. From October forward, it will return to his original contract of \$200 twice a month.
- New ACC member Kelsy C was voted in. Ted directed that members who have not been attending meetings are removed from the ACC effective immediately.
- Karrlie and Mike did another walk-around to assess the neighborhood. They produced a list of 38 lots in violation of the rules, with notes and pictures compiled by Karrlie. Lori is asked to write warning letters for first time violations and fine letters for subsequent violations.
- To set the maintenance standard, Mike recommended cleaning out the dead-end area on 380th. Either landscaper could be asked to do; an amount of \$150 was authorized.

Rules Familiarization

- 1.1 Rule and Regulation Establishment
- 4.2 Emergencies (call 911)
- 4.4 Parking/Vehicles/Towing
- 7.3 Timely Owner Action

Adjournment: 8:12 pm

Next meeting: October 26th 6:30 pm

Minutes submitted by Lori