

Hill Creek HOA Board Meeting Minutes

Date: Aug 15, 2023

Call to Order Time: 6:30 pm

In attendance: Board members Ted, Alisha, Debbie and Amy

Business Manager: Lori

ACC committee: Mike and Karrlie

Old Business

- Parts picked up from Jeff's house. Just a few more things to complete.
- Pressure washed entry way and Hillcreek sign.
- Possibly wrap electrical box on 28th and 380th.
- Guardrails – address at a later time.
- Enforcement from ACC – Mike reported, mainly addressed houses that are an eye sore. Lori will send written violation will be sent with 30 days to respond, next step send \$150 fine, then \$250 fine and if doesn't respond can put lean on house.
- Amy and Alisha will work on the quarterly newsletter. Dates newsletters will be sent out: September 21st, December 22nd, March 21st, June 21st.
- Common area on 380th needs to be maintained. Alisha will talk to Bobby to see if he can start maintaining.
- Decided to wait on annual picnic this year.

Progress Report

- Maintenance update – Jose doing strip around the park and sticker bushes.
- Get written proposal to address holes in park that need to be filled.
- Walkway needs to be fixed at park. Jose will give us an estimated.
- Sprinkler system – control box taken away, water main locate. Committee unanimously voted to get quote from Jose to get it up and running. Need to replace head and repair system.

New Business

- Plant flowers at entry way and get rid of dead plants at the trail entry. (Karrlie, Debbie, Alisha, and Amy)
- Treasury report – no news to report.
- Concerns about 4 cars recently broken into at trailhead – broken glass. Ted will contact Milton police.

New Business to Move Forward – Assigned Task/Review

- Lori will provide a copy of all checks to review. Want to have more historical data.
- Lori will share Quick Books reports with Alisha. Board unanimously approved.
- All business correspondence provide to Lori.
- Holes in sidewalks are an issue. Ted will get a quote.
- Evergreen trees need to be topped. Get quote and clarification from Jose what he wants to do.
- Karlie and Mike will do another walk around the neighborhood to assess.

Open Forum

- Bylaws 4.10.01 – reviewed renting and leasing.
- Bylaws 4.15 – reviewed homeowners fees
- Bylaws 7.0 – reviewed enforcement and due process.
- Bylaws 7.4 – reviewed fine schedule.

Next meeting: September 26th 6:30 pm