

## **Hill Creek HOA Board Meeting Minutes**

### **February 24, 2025, 6:00pm at Milton Library**

**In attendance:** Board members Bill, Ed; business mgr Lori; incoming business mgr Monica; ACC member Nataliya; homeowners Jeff & Melodie.

#### **Business Manager Replacement**

- Monica will take over as business manager starting March 1. Lori will help her get BECU access and transfer the HOA records, keys, and online accounts.

#### **Cost Saving**

- There was further discussion on cost-cutting suggestions from the Dec meeting:
  - **Landscape Maintenance:** After much discussion, it was decided that Bill will get at least 3 bids for the next landscape maintenance contract which starts May 1.
  - **Water Meter:** We are waiting for Lakehaven to disconnect the water meter at the park.
  - **Insurance:** The insurance policy will be kept as-is.
  - **Streetlight Bulbs:** Ed called PSE to see if they will install more efficient bulbs in our streetlights. The PSE rep who handles that was temporarily unavailable, so Ed will call again.

#### **Dues Increase**

- The decision about a dues increase has been deferred until the board gets landscape maintenance bids.

#### **Past-Due and Violations**

- Lot 104 has 30 days to start making payments or the HOA will file a lien.
- Ed and Bill will contact lot 54 again about dues.
- Melodie would like to see better enforcement of the bin storage rule.

#### **Bounce House**

- Lori has contacted Alisha about retrieving the bounce house owned by the HOA.

#### **Email and Website**

- With our new web hosting plan, we are losing our email aliases like board@hillcreekhoa.com and manager@hillcreekhoa.com. Monica will work with the board to create free gmail addresses as replacements.
- To save money, Monica offered to create a new website, which would be free with the gmail addresses. It would be a different URL (not hillcreekhoa.com), but Monica will find out if there would be any way to keep our URL and transfer visitors to the new site.

#### **Next Meeting**

- March 24, 6pm location TBD.

Minutes submitted by Lori