

# Hill Creek HOA Annual Meeting Minutes

Date: June 22, 2024

Hot dogs, soda, chips, water bottles were available for all in attendance.

Call to Order Time: 12:36 pm

Board members – all in attendance:

President - Ted Chetnik

Treasurer – Alisha Wilkerson

Vice President - Debbie Hart

Secretary - Amy Caraballo

Architectural Control Committee (ACC) Members: Karrlie Chetnik, Mike Caraballo, Kelsy

Business manager: Lori Nicolaus

Call to Order Verify Quorum (17 Homeowners needed) in person or by Proxy

- 29 present or proxy – confirmed by Lori

Introduction

- Milton Police Department had 3 officers attend our meeting.

Approval of Previous Annual Meeting Minutes

- 2023/24 Minutes - Approved

## Old Business

- Ted was going to purchase stencils to outline the lines for the basketball court. Mike, Bill and Debbie volunteered to help. This was previously approved at the 9/26/23 Board meeting and was discussed/approved by homeowners – approximately \$150.

## Accomplishments

- Alisha created a quarterly newsletter which has been very helpful to spotlight Covenants, Conditions, and Restrictions (CCR's).
- Alisha, Kelsey and Karrlie planted flowers and cleaned up Hillcreek entryway.
- Benches painted and pathway repaired and painted.
- New fences installed on 380<sup>th</sup>

## Common Area Maintenance

- Improved parks appearance by hiring new landscapers.
- Bobbie and Jose renewed their annual contract in May.

### **Enforcement of Personal Property**

- Lori on behalf of the Board/ACC, sent letters throughout the year to ensure rules and compliance to uphold CCR's.

### **Neighborhood Security**

- Ted working with Milton Mayor and Public Works to find out if they can install speedbumps like the kind at Costco. It was approved to research further.
- Researched having a gate at our entry to our neighborhood. Not a viable option.
- Discussed concerns about car break ins at trail head. Public Works may be able to widen area and only allow parking on one side of the street since it is dangerous.
- Debbie provided update on the person that broke into the mailboxes. He pleaded guilty and is in jail.
- Milton Public Works installed 3 neighborhood watch signs and a garbage can at the trailhead.

### **New Business**

- It was suggested that we purchase picnic tables at the park so families can have picnics and get together. Homeowners rejected.
- Discussion on Proposal to Re-Activate Park Sprinkler System – Hill Creek spent \$160 to have the hookup to the meter reinstalled. Next step would be get bid on getting sprinkler system fixed. Homeowners rejected.
- Discussion on Dues Increase Next year 2025/26 – Since inception in 1993 – there has only been 1 HOA dues increase. Current budget was viewed, and the board indicated that a dues increase for the 2025/26 year would take place. Fees for lighting, garbage, and more are increasing. HOA dues for the current 2024/25 year are \$250 and have not been increased since 2017. With 100% payment of current year HOA fees, there will be a deficit at the end of this year of \$5288. Four increase amounts were presented - \$25, \$50, \$75, and \$80. Discussion ensued of multiple options and it was suggested that the board get input from the Hill Creek Members.
- Discussed whether we should change mailing address to Milton especially since online it now shows our address at Milton and may cause confusion. Homeowners rejected.

### **Reviewed annual budget (attached)**

### **Election of Board Members**

- Lori resigned her position as at last meeting which opened the business manager position. Thank you for your 19 years of neighborhood service.
- Alisha volunteered to take over the business manager position.
- Ed Nicolaus volunteered to be on the board, and it was approved.
- Re-Appointment of Current Board Members - Approved

### **Rebuttal Discussion Questions/Concerns**

- The board is 100% volunteer. The only paid position is the Project Manager, and they are not a board member. The board as a group continually strives to do what we can to make the Hill Creek community a better place for all who reside here. We also endeavor to abide by the Covenants, Conditions, and Restrictions (CCR's). Every new idea that was presented today was voted on by the board and was within the HOA rules and regulations. The board has never knowingly worked outside of the parameters of the CCRs and/or By Laws.
- Throughout the meeting, there were many harsh/disrespectful/harassing comments made by some homeowners towards the board members. This is not acceptable. We all encourage open discussion and input, but in a respectful manner.
- As a result of comments made, towards the end of the meeting, Karrlie Chetnik resigned from the ACC.

### **Adjournment**

- 2:00 pm