

## **Hill Creek HOA Meeting Minutes**

**Date: October 26,2024**

**Call to Order Time: 10:30 am**

In attendance:

Board members Debbie Hart, Alisha Wilkerson, Bill Lee, Ed Nicolaus, and Amy Caraballo

Business manager: Lori Nicolaus

ACC committee: Nataliya Lee and Mike Caraballo

### **Old Business**

- Due to some previous concern over there not being enough notice for board meetings, Debbie shared that the date/time/place of this meeting was (1) announced at the end of the August 10 Board Meeting (2) was entered in the minutes of the August meeting and posted on the website on 9/27 by Lori and (3) notice was sent out to homeowners emails that had been previously provided for communication on 10/14 by Alisha. Nataliya also shared that she spoke with the Post Office, and it is approved for the Board to affix Board Meeting notices on the side of the mailboxes in the future.
- Park Vandalism update – nothing new to report, please continue to remain vigilant around the park & let the board know if something is noticed.
- Bill tried to use the stencils to outline the lines for the basketball court. The back board needs to be adjusted, and the court isn't lined up straight. Bill will need help to complete. We may want/need to pressure wash first.
- HOA dues increase determination – delayed until the Property Manager position is addressed & this cost/estimate in input into the 2025/26 Budget.
- Property Manager Position update - Alisha has reached out to the 4 candidates for the property management opening. Three are members of our community and the other is an outside source. We will meet with these individuals as a board. Lori graciously outlined her duties and we are trying to understand all that is involved so we can make an informed decision.
- Lori is working out details of the Go Daddy account so that committee members can have access.
- Lori will reach out to BECU to work out details to add board members access (since currently only Lori has access to the Hill Creek HOA accounts).

### **New Business**

- ACC Report - Nataliya and Bill reported for the ACC committee. Lori was asked to send out reminder letters to lots 88 and 89 for garbage bins and lot 20 for landscape maintenance. Debbie read CCR 4.2 that states in part: All structures upon a lot shall at all times be maintained in good condition and repair and be properly painted, stained, or otherwise finished. All trees, hedges, shrubs, flowers, and lawns shall be maintained and cultivated so that the lot is not detrimental to the neighborhood as a whole. . . .

- Hill Creek Financial Report – Created by Lori and presented by Bill Lee. Beginning balance as of September 30 – \$40,557.31. Projected balance on 5/31/2025 – \$22,335.50.
- Discussed that 8 residents have not paid their 2024/25 yearly HOA dues (Lori updated this to only 7 that had not paid). Lori shared that monthly letters are being sent out and fines are accruing. We also discussed the overall list of current fines and discussed options.
- There was discussion about the Mirror newspapers and how to stop getting them delivered since many rot in driveways. Amy will reach to get the number to call if you are interested in cancelling your delivery.
- Debbie advised she was stepping down as President. Debbie stated she would remain as president until a replacement is elected and then she would submit her official resignation as president (volunteering to remain on the board in whatever capacity could best serve the community).
- Debbie read section 3.4 (b) and 4.5 from the By-Laws regarding Vacancies on the Board. Alisha volunteered to become president. A vote of the board was taken, and Alisha was approved as President by a majority: 3 yes and 2 no.

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

- Ed shared a variety of comments he received during his informal walk around of the neighborhood.

#### **Next meeting**

- TBD – Possibly December 7 or 14 at 10:30 am in the Milton Library.

#### **Adjournment**

- 12:05 pm

Minutes submitted by Amy and edited by Debbie. Minutes edited by Lori to remove incendiary content.