

Hill Creek HOA Board Meeting Minutes

Date: March 16, 2024

Call to Order Time: 10:30am

In attendance:

Board members Ted, Debbie and Amy

Business manager: Lori

ACC committee: Karrlie, Kelsy and Mike

Old Business

- Ted will order the paint to outline the basket court using a stencil. Very inexpensive. Clean area around it prior. Ted will need volunteers to help.
- Ted will contact Lakehaven mid April to find out more details on the cost to do the water hookup at the park.

Progress Report

- Lori provided the spreadsheet to use for ACC violations and fines to make it easier to track.
- Lori created various cost scenarios if it was decided for committee members to have reduced yearly homeowner's dues as an incentive for all their volunteerism. It was decided to wait for now.
- Alisha, Karrlie, and Ted attended the Milton City Council meeting to address safety concerns with speeding and break-ins by the trailhead. The police put the speed sign up for a few days but not long enough to show the volume of speeders. Speed bumps are not an option unfortunately.
- Karrlie spoke to Jose about the weeds on the west hill at the park. He's aware of it and is going to fertilize.
- Need to move the basketball hoop that is in the street to the cult sac. Mike and Amy's son will help.

New Business

- Water flushing will be on March 19th.
- City of Milton told Ted that Hillcreek homeowners are being delinquent in paying their month storm drain bills. We will put a reminder in the newsletter.

New Business to Move Forward – Assigned Task/Review

- Karrlie will check with Jose if he wants us to advertise his lawn care service in our newsletter. See if he's interested in providing a discount on the first visit.
- Amy will check with Alisha on the status of the newsletter that will include the following: garbage cans not being noticeable, antennas and satellite dishes reminder that approval is needed by ACC before installing, painting, and yard maintenance, pay monthly City of Milton storm drain bill, etc. Amy can help if needed.
- Treasury report - April projected balance \$31,076.62 and by end of May \$23,582 projected. We continue to have a deficit that will grow due to the increase cost of living.
- Board agreed to request \$150 yearly increase for homeowner's dues. Possibly break it up in 2 payments during the year to help homeowners. If we don't increase, we won't be able to have funds to sustain our current day to day costs and would leave us with no funds for improvements.
- Letters were sent to 9 homes who still have Christmas holiday decorations and lights displayed. No one took action to remove so now a warning letter will be sent. If still no response, then we would start fining those homes.
- ACC conducted their monthly walk/driver through the neighborhood:
 - 18 yards noted by ACC that need attention. We will mention in the newsletter and if still not improved, send letters.
 - 9 houses where painting is needed (letters will be sent if improvements not made this spring)
 - 22 houses where garbage cans on street (letters will be sent if same issue next month)
 - 4 houses with sinking driveways (Lori will send letters)

Open Forum/Discussion By Laws as Written/Group Understanding

- Mike mentioned that the side walk is buckling by the hill near the trailhead. Years ago, the city had to fix it. Ted will reach out to City of Milton.
- Mike also brought up that several street drains have broken cement around them and on the side walk. Ted will check with King County after Mike gives him the addresses of the ones that need to be repaired.

Rebuttal Discussion Questions/Concerns

Adjournment

- 11:46 am

Next meeting: Saturday, April 13th 10:30 am

Minutes submitted by Amy