

Hill Creek HOA Annual Board Meeting

June 18, 2014, 7pm at Milton/Edgewood Library

Call to Order and Introductions

The meeting was called to order at 7pm. A quorum was reached with 29 lots represented: 12 in person, 17 by proxy.

Board member Bethany Kostin, manager Lori Nicolaus, and all homeowners present introduced themselves.

Last year's annual meeting minutes were approved by all present.

Old Business

Newsletters, common area maintenance, and the welcome basket process: Members were asked about their satisfaction with these services. No complaints were made.

Upkeep of personal property: There were several complaints about unkempt yards. It was suggested that owners of rentals pay higher annual HOA dues to cover the cost of landscape upkeep. A **Walk-Around committee** was discussed and several people volunteered to participate. The "dormitory homes" with more than 3 cars parked outside was complained about. It was suggested that the owners pay higher annual dues. Calling police about too many parked cars was also debated. A no-parking zone and towing were discussed.

It was noted that lot 80 recently bricked over one garage bay without getting ACC approval.

It was noted that lot 36 is having parts of the back yard sloughing down the hill.

Park Walkway and Playground Equipment: It was agreed that the park walkway should be repaired or replaced, and that new play equipment would be used and appreciated by many homeowners. Members present authorized the next board to spend as much as \$6,000 to make the park walkway safer and to install new play equipment. Cory and Marnie Patton will continue to research options and prices for new play equipment.

New Business

Work Party and Picnic: Both were approved by all homeowners present. Work party ideas: weeding behind mailboxes, washing mailboxes, painting and mending the fence, replacing the basketball nets and re-painting the basketball court.

Crime: Cars have been getting windows broken by thieves. It seems to take police several hours to arrive to do a report. It was asked if we could get faster service from the Milton police. A homeowner suggested a Block Watch program with signs to help cut-down on crime in the neighborhood. Surveillance cameras, real or fake, were also suggested.

Budget: The proposed 2014-2015 budget was presented and approved. It was noted that because of rising expenses, the annual dues this year will barely cover the expenses. There are currently 6 delinquencies. A homeowner suggested raising the annual dues from \$225 to \$250 next year. This was approved by an affirmative vote of all homeowners present.

Election of Board Members: Larry Boitano, Jeff Shaver, and Morten Hastrup volunteered to participate on the board. Bethany will continue on the board for now.

Appointment of ACC Members: Melodie Shaver and Tari Furtwangler agreed to continue on the ACC. Mike Carballo and Chuck Whitney will be asked if they wish to continue.

Next Board Meeting: 7PM on June 25, 2014 at Jeff's house.

Door Prize Drawing: 3 homeowners' names were drawn from a bag. Each won a \$5 gift card to Starbuck's.

Adjournment: Annual Hill Creek HOA meeting adjourned at 9pm.