

Hill Creek HOA Annual Meeting Minutes

June 19, 2017, 7:00pm at Milton Library

Call to Order and Verify Quorum: Meeting was called to order by board president Jeff S at 7:00pm. A quorum was established with 14 lots represented in-person and 17 lots by proxy. (A quorum requires 17 lots in-person or by proxy.)

Introductions: Jeff introduced himself, Morten H, and Tom G as board members, and Lori N as property manager.

Approval of Previous Annual Meeting Minutes: Patty V raised a concern about a comment in last year's minutes that the walkaround committee was not well attended. She felt that this was not accurate. Jeff agreed that we would strike that comment from the minutes which were then approved as amended.

Old Business:

Review of Accomplishments: Jeff said that over the past year, the board worked on common area maintenance, rule enforcement, and annexation, as detailed below. Also, the board repaired the park sign which blew down.

Common Area Maintenance: Jeff talked about the recent decline in the quality of landscape maintenance. He has asked a few landscaping companies to bid on the job. The board hopes to hire someone soon. The contract must include maintenance of the west and north slopes of the park. Mike C recommended we include park trash collection in the contract. Dave B suggested including mowing around retention ponds. Randy S suggested offering a bonus for excellent work.

Enforcement of Personal Property Maintenance: Morten reported on the board's efforts to enforce the rules, and how in some cases the threat of daily fines has resulted in compliance. There was discussion about the trailer parked at lot 101; they currently have been fined twice for first and second violations, and daily fines are scheduled to start soon. Dave B brought up lot 8, which has a lot of cars parked outside. The board has found that to be a difficult problem to solve.

Annexation Update: Jeff reported on the annexation project. Randy S has agreed to help with the next step, which is to draft the petition and circulate it for signatures. Jeff asked for additional volunteers to help collect signatures. (The requirement to move forward with annexation is 60%.)

New Business:

Neighborhood Security: Jeff talked about the increase in break-ins and theft this year. He reported that the board has been discussing ways to quickly inform concerned neighbors about suspicious activity in real time. It was mentioned that having Milton police patrolling the neighborhood could help reduce crime. The board intends to ask Milton how they approach neighborhood security.

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Annual Work Party and Picnic: Jeff asked if we should have a work party and picnic this year. Mike C said that it was a good idea, and an important opportunity to get to know our neighbors. He recommended a work party in the morning and a picnic later that same day. Patty V expressed concern about leftover food from the picnic a few years ago; where did it go? Melodie assured her that the board had been reimbursed for the leftover food. Patty also requested that the duration of the picnic be increased to give more people a chance to attend. There was a suggestion to get some type of covering to create shade. There was a suggestion to encourage attendance by having a drawing for a dues discount.

Presentation and Approval of Budget: The budget was reviewed and approved.

Election of Board Members: Larry is stepping down after many years of service. Thank you, Larry! Jeff, Morten, and Tom volunteered to serve another term and were unanimously re-elected. Jeff noted that the by-laws allow the board to appoint one or two more board members at a later date as they see fit.

Appointment of ACC Members: Mike C, Melodie S, Tari F, and Belinda S agreed to stay on the committee.

Comments and Questions for the Good of the Community:

Jeff commended Mike C's neighbor for cleaning the weeds out of his sidewalk cracks. He requested a reminder about this necessary activity in the next newsletter. Dave B wants to know if Milton would maintain the sidewalks if we were annexed.

Mike C thanked the board for doing a great job.

Adjournment: The meeting was adjourned at 8:13 pm.

Minutes submitted by Lori N.