

Hill Creek HOA Annual Meeting Minutes

June 18, 2019, 6:30pm at Milton Library

Call to Order and Verify Quorum: Meeting was called to order by board president Jeff S at 6:30pm. A quorum was established with 11 lots represented in-person and 15 lots by proxy. (A quorum requires 17 lots in-person or by proxy.)

Introductions: Jeff introduced himself, Glenn M, and Morten H as board members, and two representatives from the Milton police department (Sgt Nils Luckman and a volunteer named Frances). Everyone else in attendance introduced themselves.

Approval of Previous Annual Meeting Minutes: Approved as written.

Old Business:

Review of Accomplishments: Jeff reviewed annexation, common area maintenance, rule enforcement, security, and dues collection, as detailed below.

Annexation Update: We are still waiting for the City of Milton to finalize the annexation. An attendee asked if we could add slow signs at the hill area of our neighborhood entrance road. Tommy C asked if Milton would pay for street lights.

Neighborhood Security: Sgt Luckman and Frances spoke about the many benefits of being part of the city of Milton and gave some tips:

- It's good to know your neighbors' cell phone numbers and recognize the cars normally in their driveway.
- Don't leave your car or house in "display mode"; keep valuables hidden.
- The HOA could put a camera at the house across from the mailboxes.
- All Milton residents should feel free to call the police at any time. After we are annexed, if we call 911, we should say "I am in the city of Milton" so that our call is correctly routed to South Sound 911.
- Priority 1 response time is 2.5 minutes.
- Milton has online reporting for non-theft break-ins.
- Concealed weapons permits can be obtained through Pierce county.
- Police officers are expected to make 20 contacts per day per officer.
- The city has two speed trailers.
- The inconvenience of speed bumps might be outweighed by the safety benefit.
- We need to sign a trespass ordinance to give Milton police permission to enter our park.
- Milton has an alarm permit procedure. The first two responses are free; subsequent responses are billed to the homeowner.
- Milton police will do vacation checks for homeowners upon request.
- East Pierce is the fire department that serves Milton.
- There is no soliciting without a Milton business license.

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Common Area Maintenance: The landscaper is doing a good job most of the time, and his price is reasonable, but it is just one man most of the time. Tommy C asked what would happen if he had a long-term absence.

Enforcement of Personal Property Maintenance: The board has kept up efforts to encourage compliance.

Collections: The collection agency has made no further progress on the three accounts with them, so we have terminated our agreement with them.

New Business:

Annual Picnic: The board agreed to fund the picnic again this year. Alisha will help plan it and will make sure to include plenty of fun for kids. Tentative date July 27.

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

Election of Board Members: Jeff, Glenn, Morten, and Tom volunteered to serve another term and were unanimously re-elected.

Appointment of ACC Members: Mike C and Melodie S agreed to stay on the committee. Courtney F volunteered to join and was appointed.

Comments and Questions for the Good of the Community:

Dave B asked if we could add the retention pond roads to the landscape contract.

Dave B asked why the board was being so frugal when there is a significant surplus in the HOA savings account.

Melodie volunteered to lead a walk-around committee if we have any volunteers.

Adjournment: The meeting was adjourned at 7:40 pm.

Minutes submitted by Lori N.