

# Hill Creek HOA Annual Meeting Minutes

## June 17, 2020, 7:00pm Online Zoom Meeting

**Call to Order and Verify Quorum:** Meeting was called to order by board president Jeff S at 7:01pm. A quorum was established with 12 lots represented in-person (by video and/or audio) and 10 lots by proxy. (A quorum requires 17 lots in-person or by proxy.)

**Introductions:** Jeff introduced himself, Tom G, and Morten H as board members, and Lori N as business manager. Everyone else in attendance introduced themselves.

**Approval of Previous Annual Meeting Minutes:** Approved as written.

### Old Business:

**Review of Accomplishments:** Jeff mentioned annexation, Tom mentioned some successful collections and the successful picnic, Morten mentioned the many small interactions between board members and other homeowners throughout the year.

**Common Area Maintenance:** Jeff gave his opinion that Carmelo the landscaper is doing a good job. Others in attendance seemed to agree.

**Enforcement of Personal Property Maintenance:** Jeff mentioned that the board has kept up efforts to encourage compliance. The board has relaxed a bit during the stay-at-home order so as not to overwhelm people during an already stressful time.

### New Business:

**Garbage Collection for Park:** Garbage can was overflowing from the broken can, so Jeff and his family picked up garbage and can and hauled it all away. The board is considering opening an account and assigning a person to roll the can down to the curb for pickup every 2 weeks. The rate would be around \$30 per month. Justin C suggested adding recycling. The board will investigate.

**Service from Milton:** Tommy C asked if Milton would pay for our streetlights now that we have been annexed. Jeff had already asked, and the answer is no. Tommy asked if Milton would maintain the entrance. There was some discussion that the frequency of mowing we are seeking would likely exceed Milton's willingness.

**Inoperative Vehicles:** Tommy mentioned an inoperative vehicle near his house. The board will investigate.

**Speeding Near Mailboxes:** Justin expressed concern and asked if speed bumps were an option. Jeff said that speed humps were an option, but that Milton did a traffic study shortly after annexation, and they saw no problem. Jeff encouraged Justin to approach Milton about borrowing their speed trailer. Tom mentioned that the HOA has an extra SLOW sign that could be installed on private property. Someone suggested a blinking light. Parminder suggested that we could move the mailboxes to the dead-end area so they are away from the incoming traffic. Tommy, a postal worker, said it was unlikely that we could get them moved, and the dead-

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end area is dark and not easily observed from nearby houses, which would make mail theft more likely.

**Suspicious Activity:** Parminder expressed concern about young people who sit in a parked car in a dark area. Morten thinks they are probably doing drugs and wanting to avoid getting caught by their parents.

**Dangerous Play:** Parminder expressed concern about kids who play in the park chasing balls that roll out into the street. He suggested that we might put up a fence for safety.

**Halloween Decorations:** Justin suggested a rule change to allow Halloween decorations between Oct 1 and Nov 7. Lori stated that this would take a 2/3 majority vote of homeowners.

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

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

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

**Comments and Questions for the Good of the Community:** Justin complimented the board for doing a good job.

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

*Minutes submitted by Lori N.*