

# Hill Creek HOA Annual Meeting Minutes

June 22, 2021, 7:00pm Online Zoom Meeting

**Call to Order and Verify Quorum:** Meeting was called to order by board president Jeff S. After some efforts to bring in a few more homeowners, a quorum was established with 13 lots represented in-person (by video and audio) and 7 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, Lori N as business manager, and other homeowners in attendance.

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

## Old Business:

**Review of Accomplishments:** Jeff mentioned the tree in the park that was damaged by wind and had to be cut down. Tom mentioned the installation of the dog waste station. Morten mentioned the inoperable cars that are now gone.

**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.

**Neighborhood Security:** Jeff mentioned that he was contacted by an advocate of Block Watch and that the next board had the option of pursuing that.

## New Business:

**Light at Mailboxes:** Tommy commented that at some times of year the mailbox area is very dark and suggested adding a streetlight. The board will investigate.

**Light at Trailhead:** Alisha asked why the City of Milton didn't want to install a light by the trailhead, because in the winter cars are parked there in the dark although the trail closes at dusk. The board will talk to the City.

**Weedy Dead End:** Tommy commented that the dead end on 380<sup>th</sup> is weedy and looks bad. There was some discussion about having a work party or asking the landscaper to maintain. The board will discuss.

**SLOW Sign for Mailbox Area:** Alisha asked if the board could install the extra SLOW sign they have near the mailboxes. The board will explore options for locating the sign on HOA or private property.

**Email Distribution List:** Justin suggested an opt-in email list for communicating with people who are not on social media. The list could be used to distribute the newsletter or other important announcements.

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**Presentation and Approval of Budget:** The budget was reviewed. There was some discussion about the extra \$3300 spent on common area maintenance. Some of that money was used to cut down the tree in the park that was damaged. Some was used for the dog waste station. Some was used to reimburse two homeowners for trimming and felling of trees that had damaged or were at risk of damaging their homes. Tommy stressed that it was important to require homeowners to get approval for tree services before asking the HOA to share the cost. The budget was approved as presented.

**Election of Board Members:** Jeff, Morten, and Tom volunteered to serve another term. Before the meeting Craig S volunteered to serve. At the meeting Justin C volunteered and nominated Alisha W. Tom said he would step down, having served many years. Jeff, Morten, Craig, Justin, and Alisha were unanimously elected.

**Appointment of ACC Members:** Mike C, Melodie S, and Courtney F agreed to stay on the committee. Monica C volunteered. All four were unanimously appointed.

### **Comments and Questions for the Good of the Community:**

- Janet asked about a **neighborhood sale**. Monica suggested Labor Day Weekend. Jeff said the new board can consider it.
- Janet asked about a **picnic**. Jeff said there are no plans for one, but the new board can consider it.
- Randy mentioned seeing some **suspicious characters** at the trailhead and the park carrying bulging backpacks, and asked what could be done besides calling 911. Jeff said that the new board can discuss.
- Monica mentioned the **steep and slippery dirt trail** leading down from the cul de sac on 380<sup>th</sup> to the Milton Trail and asked if something could be done. Suggestions were made for a railing or bark or railroad ties. Jeff and Morten recalled years ago cutting steps into the dirt, which eventually eroded away. Jeff commented that the property is not owned by the HOA.

**Adjournment:** The meeting was adjourned at 8:36 pm.

*Minutes submitted by Lori N.*