

## Hill Creek HOA Board Meeting Minutes

April 14, 2022, 6:45pm via Zoom

**In attendance:** Board members Jeff, Morten, Alisha, and Justin; Administrator Lori

### Old Business:

- **Lot 99:** The trailer vanished from sight on the same day that we mailed the \$150 violation letter. **Lori** will write a thank-you letter.
- **Park Landscape:** Morten and Alisha agreed that it would be good to have more grass than moss and dandelions. **Jeff** will negotiate with landscaper Carmelo about applying moss killer in the park only, but not the neighborhood entrance.
- **Lot 48:** The owner has produced a few cost estimates for removing the tree he claims is threatening his house and has asked the HOA to help pay the bill. We still dispute ownership of the tree. We have one very high estimate for a survey to resolve the question. The City of Milton says it is not theirs. The tree has not dropped branches and is not leaning. Jeff will draft a letter saying that the HOA will not help pay to remove the tree.
- **School Bus Shelters:** Jeff continues to correspond with the City of Milton to obtain any needed permits, scaling back to just one shelter as a test case.

### New Business:

- **Park Trees:** The resident of Lot 26 is concerned about park trees falling across the street and causing damage. The suggestion is to selectively remove branches to prevent damage. The board does not agree that there is cause for concern.
- **Dog area:** Landscaper Carmelo suggested that the HOA install a dog area in the unused area between Lots 99 and 100. Board has no interest at this time but agreed to bring it up at the annual meeting.
- **Park Maintenance:** Alisha suggested that the park play toy might need maintenance and perhaps upgrades and/or additions. **Morten** will assess.
- **Rental Restrictions:** Citing the recent trend of large corporations buying up houses and turning them into rentals, Jeff initiated a discussion, including some possible rules and penalties, and the documentation that would be required. The Board agreed to start moving forward on this idea.
- **Arbor Day Volunteer Cleanup:** Alisha's neighbors want to do a work party on April 29<sup>th</sup> to spruce up the neighborhood entrance.
- **Annual Meeting:** Thursday June 23 via Zoom.

**Next Meeting:** TBD