

Hill Creek HOA Board Meeting Minutes

June 29, 2022, 7:00pm via Zoom

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

Actions from Annual Meeting: Jeff invited board members to volunteer to lead the resolution of the actions that came out of the annual meeting.

- **Common Area Maintenance:** Feedback at the annual meeting was that maintenance has fallen off a bit, especially in the entrance, but including the vacant lot between lots 99 and 100. **Jeff** will talk with landscaper Carmelo to re-establish expectations.
- **Neighborhood Security:** With two recent tagging incidents and a police visit to 21st Pl S, we might want to consider some kind of block watch. (Nobody volunteered for this one.)
- **Rules Enforcement:** Karrlie C has expressed interest in helping with a walk-around committee. **Morten** volunteered to be the board representative for this.
- **Picnic:** **Alisha** was assigned responsibility for making sure the picnic happens.
- **Rental Restrictions:** **Amy** volunteered to lead the effort to turn Jeff's initial ideas and research into a rule-change proposal that can be presented to the HOA membership for a vote.
- **Light Bulb Near Mailboxes:** We need an estimate to have the current bulb (still working) replaced with a brighter bulb. **Morten** will request an estimate.

New Business:

- **Selection of Officers:** Jeff reluctantly agreed to continue as president. Morten will continue as vice president. Amy will be secretary. Justin will be treasurer.
- **Lot 101 Debt:** After years of silence, the owner of lot 101 has reached out asking for reduction of debt. The board reviewed the history, discussed the issue, and came to this conclusion: Dues and late fees must be paid in full in timely, monthly payments before having any discussion on reduction of finance charges or fines. **Jeff** will draft the response and **Lori** will send with a sample payment plan.

Next Meeting: TBD