

Hill Creek HOA Board Meeting Minutes

January 17, 2023, 7:00pm via Zoom

In attendance: Board members Jeff, Alisha, Morten, & Amy; ACC members Mike and Melodie; one homeowner, and one resident; several cats. The meeting was held via Zoom call.

Board Member Resignation and Appointment

- Justin submitted his resignation; the board accepted. Karlie C volunteered to serve; the board appointed her. Thank you, Justin! Welcome Karlie!
- **Lori** will adjust board@hillcreekhoa.com accordingly.

Rental Restrictions

- Jeff and Amy finished drafting the amendment and sent it to the other board members for review before the meeting. Having no further comments, the board agreed to present the proposed amendment to the HOA members for a vote.
- Here's the plan:
 - 1) **Jeff** will prepare the amendment for posting, along with a list of anticipated questions with answers. **Board members** are encouraged to send Jeff questions they anticipate. **Jeff** will also prepare a ballot containing the text of the amendment and a signature line.
 - 2) **Jeff** will post the amendment and question/answer document (or links to those documents on our website) on NextDoor, Facebook, and at the mailboxes so the neighborhood can review for approximately 1 week.
 - 3) After the review period, **Board members** will go door-to-door in pairs with ballots for owner-occupied lots. Voting can take place at that time or arrangements can be made for a subsequent visit.
 - 4) **Lori** will mail ballots to absentee owners, who will be asked to mail in their vote.

Neighborhood Security

- Jeff talked recently with retired Sgt N. Luckman, who offered the opportunity for all Hill Creek neighbors to have a meeting at City Hall with Milton law enforcement.
- The board liked the idea. **Jeff** will coordinate with NL to set a date.

Enforcement

- **Lot 27 work vehicle:** board agrees we should send Jeff's letter as written.

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- **Lot 53 landscape maintenance:** Jeff made a list of specific actions needed; Lori gave the list to the owner who will share it with the tenant.
- **Lots 84, 69 bins in view:** Morten or Karlie, please see if problem is resolved.
- **Lot 36 dirty car that never moves:** Jeff and Morten will visit the owner, citing Rule 4.13 which mentions vehicles remaining and being a detriment to the neighborhood.

Mailbox Replacement

- Installation is complete except for a few labels on the rightmost unit. We will wait for the labels before we pay the bill. We have received the insurance settlement which will pay a portion of the bill.
- Lori is holding 8 sets of keys for residents who have not made an effort to obtain them and 2 sets of keys for vacant properties. In addition to trying to contact the 8 residents, Lori will work on getting 10 pairs of keys to owners whose tenants have already picked up their single key.

Common Area Maintenance

- To be discussed at next meeting.

Minutes submitted by Lori N