

Hill Creek HOA Board Meeting Minutes

March 1, 2023, 7:00pm at Alisha's Home

In attendance: Board members Jeff, Alisha, Morten, Amy, & Karlie; Admin Lori.

Crime & Safety

- The board discussed various suggestions from the 2/22 community meeting with Milton PD:
 - **Relocate Hill Creek sign:** Why should we? **Action:** Need to ask Milton PD the value.
 - **Increase lighting:** Most homes have lights. The park is dark, but we want the park to be closed at night like its sign says. Someone has been hanging out at the park at night and there is a green van that parks there maybe with someone living in it. Park is private property, so police can't go in. **Action 1:** Sign an agreement with Milton PD so they can go into the park. **Action 2:** Look at the lighting at the park entrance and park sign for further discussion. **Action 3:** Run an information campaign to encourage people to turn on their lights at night; HOA could offer to buy LED bulbs. **Action 4:** Morten will investigate the cost of an another streetlight for the mailbox area.
 - **Eliminate graffiti:** Karlie says that Aaron in lot 24 might be willing to help and provided his contact info. **Action:** Contact Aaron for help removing spray paint from the ball court.
 - **Install Signs provided by Milton PD.** **Action:** Jeff will send board a photo of the signs. Board needs to choose a location. Need Milton PD to install.
 - **Be vigilant:** A suggestion was made that people could take turns driving around the neighborhood looking for suspicious activity. **Action:** Ask Milton PD if a residential patrol would be effective.
 - **Meet periodically with Milton PD:** **Action:** Establish the next community meeting with Milton PD, maybe in April.

Voting on Rental Restriction

- Target for approval is 2/3 of those voting; better but not required would be 2/3 of owners. Owners have until March 7th to return ballots.
- Board members have collected many ballots door-to-door. Some people didn't answer the door despite multiple visits. **Action:** Board members will send Lori a list of non-responding owner-occupied lots. Jeff will draft a letter, mentioning that organized crime entered the neighborhood through a vacant rental, and asking owners to email a scan or photo of their voted ballot by 3/7. Lori will mail the letter ASAP.

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Common Area Maintenance

- The **guardrails** near the neighborhood entrance and the two short sections of **white fence** further into the neighborhood are very dirty. **Karrie** will find out how much it would cost to replace the white fences. **Jeff** will ask City of Milton Public Works about cleaning the guardrails. We could also consider a work party.
- The **Big Toy** in the park is beyond repair. **Alisha** will shop for a new one.
- The **park path** was brick-red when the park was new. Can it be renewed by pressure-washing or would it need to be repainted?
- The **chain link fence** around the ball court needs repair or replacement. **Karrie** will get bids.

Enforcement

- **Lot 27 work vehicle plus 2 vehicles with expired tags:** Letter has been sent for second occurrence \$150 fine for the work vehicle and first occurrence warning for the expired tabs. Owner has until 3/10 to comply.
- **Lots 48 and 104 fence repair:** Warning letters have been sent. Owners have until 3/10 to comply. **Morten** might try talking to lot 104 owner about fence.
- **Karrie** offered to re-check above violations on 3/10.
- **Lot 36 dirty car that never moves, dirty driveway, mossy roof:** **Jeff** and **Morten** will visit the owner.
- **Lot 48 pile of dirt in driveway:** Warning letter has been sent. Owner has initiated contact with board via email.
- **Lot 39:** Need to follow up on maintenance issues.

Next Meetings

- Board Meeting: Thursday April 13th 7pm at Alisha's home
- Annual Meeting: June 29th hopefully at the library near Safeway.
- Board Meeting: July 27th time and location TBD.

Minutes submitted by Lori N