

**Hill Creek HOA Board Meeting Minutes**  
**April 13, 2023, 3:00pm at Alisha's Home and via Zoom**

**In attendance:** Board Members Jeff, Alisha, Amy, Morten & Karrlie; Business Manager Lori; Homeowner Robert

**Play Structure Replacement**

- Prior to the meeting, Alisha shopped for play structures and sent her recommendations to the other board members. After some discussion, the board voted to authorize approximately \$3500 plus tax for a large structure and a smaller playhouse. **Alisha** will ask the vendor how to secure the playhouse to the ground to prevent theft, and also if they can install over existing pea gravel and wood chips. **Alisha** will send measurements and photos to the vendor so they can prepare for installation. **Alisha** will give **Lori** the information to place the order and make the payment. The board will consider paying a homeowner to haul the old structure to the dump.

**Landscaper**

- Some board members have expressed dissatisfaction with landscaper Carmelo's performance. A review of the contract he signed in 2017 confirms that he has not been completing his responsibilities. It is not a recent issue but rather an issue that has not gotten better over time. Jeff reviewed the contract with Carmelo and learned about Carmelo's recent injury and surgery. Earlier this week, Carmelo was hard at work in the park. The board is sympathetic to his medical condition, but the majority of members feel that it doesn't excuse the past years of incomplete performance. Karrlie got a bid from a landscaper she knows. Homeowner Robert also expressed interest in the job. Both would charge more than the \$1300 we are currently paying which would require an increase of \$25-\$50 in dues. Karrlie made a motion to terminate Carmelo's contract immediately. Karrlie, Amy, Alisha, and Morten voted yes; Jeff abstained. Carmelo will be terminated for non-performance. He has been paid through the end of April. **Alisha** will talk to him.

**Community Yard Sale**

- **Jeff and Melodie** will choose a date.

**Next Meetings**

- Board Meeting: May 11<sup>th</sup> 7pm hopefully at the Milton/Edgewood Library (**Lori** will reserve a room)
- Annual Meeting: June 29<sup>th</sup> hopefully at the Milton/Edgewood Library.
- Board Meeting: July 27<sup>th</sup> time and location TBD.

Minutes submitted by Lori N