

Hill Creek HOA Board Meeting Minutes

Date: December 9, 2023

Call to Order Time: 10:34 pm

In attendance: Board members Ted, Alisha, and Amy

Business Manager: Lori

ACC committee: Mike and Karrlie

Old Business

- HOA communication platform - Board agreed we don't need to create another platform since we have the Facebook/Hillcreek site.
- Ted will follow up with Milton Police regarding the status of the neighborhood watch signs.
- Ted will follow up with Milton Public Works to find out the status of the light by the entrance of the trailhead.

Progress Report

- Karrlie will reach out to Jose to have him sign his updated contract and Alisha will reach out to Bobby to sign his updated contract.
- Alisha created a great newsletter with reminders to follow the CC&R's: yard maintenance, and holiday decorations.
- Board has seen positive results since warning letters went out regarding home maintenance based on our CC&R's.

New Business

- The treasurer can present to property manager receipts from the board or ACC members a refund based on her own discretion without board approval if \$50 or less... if undecided she can call a board vote immediately for resolution. The purpose of this proposal is to streamline refunding of personal monetary outlay by board and ACC members.

New Business to Move Forward – Assigned Task/Review

- Reviewed homes that are in violation and Lori will send out letters that include fines and/or violations and copy the Board and ACC in mid January. Ted recommended not send in December and wait until after the holidays and board unanimously approved.
- Treasury report – \$ 2,498 November and December expenses, \$250 received in dues, \$40,778.97 balance and fiscal year ending May 2024 projected balance of \$25,790.97.

By Laws (Home Rules and Regulations)

- 3.10 – reviewed exterior finishes
- 3.11 – reviewed colors
- 4.18 – reviewed holiday lights decorations
- 7.1 – reviewed due process

Rebuttal Discussion Questions/Concerns

- Karrlie would like to have a spreadsheet created to track all the ACC violations and fines to help with tracking. Alisha volunteered to create this for the ACC.

Adjournment

- 11:55 am

Next meeting: January 20th at 10:30 am

Minutes Submitted by Amy