



**Approved Copy
567th Minutes of the
Hillcrest Improvement
Association
Board of Directors
August 11, 2026- 6 p.m.
(Zoom)**

Board Members Present:

President, Randy Parker; VP/Architecture/Landscape Chairperson, Ted Gates; Secretary, Sandy Kaye; Membership Chairperson, Colleen Donimari; Infrastructure Chairperson, Dave Hendrickson; Outreach Chairperson, Dick Krause

Absent: Treasurer, Cheri Gries; Hospitality Chairperson, Sandy Matchette

Joining from the Community:

Molly York, Kendra York, Nancy Kroening, Mike Farrell, Thomas Mirasola, Anne Compton, Lea Stewart, Mark Donimari, Wendy Sticht, Ellen Kirschbaum, Vicki Greenfield, Jayne Weagle, Elizabeth d'Huart, Julie and Stephen Lundquist, Steve Larson, Kathy Christman, John Bosch, Jeremy Grimm, Catherine Gates, Nancy Krause. (15% of the community lots attending not counting the Board, 20% with)

Randy Parker called the meeting to order at 6:00 p.m.

President's Report

Quorum present.

Randy announced guidelines for speaking. Speak when recognized by the President and please respect the 3-minute limit. State your name for the Secretary to note in meeting minutes.

Call to Public/Members Forum

Nothing noted this evening

Secretary's Report

Sandy Kaye made a motion to approve the minutes from the July Board of Directors' meeting. Colleen Donimari seconded. It was approved unanimously.

Sandy then commented on Hillcrest conducting meetings a little out of the norm according to Beth Mulcahy. We allow members to speak on any subject on the agenda whether there is a motion on the table or not and we send out unapproved or draft minutes to the membership. Both these procedures seem to work for us and will not be changed. Sandy also mentioned that if you hit "reply all" to an email from hillcrestia@gmail.com, everyone who is blind copied on the email will see your response. If you simply reply, only Sandy will see it.

Treasurer's Report – Cheri Gries (absent, Sandy Kaye read the report)

July 2026 Treasurer's Report

Tuesday, August 11th Meeting

Largest expenses:

Water	\$ 8,116	Last month - \$ 6,865
Landscaping	\$ 3,708	Last month - \$ 1,985
Pool	\$ 503	Last month - \$ 1,221 (power center)
APS	\$ 997	Last month - \$ 867

July Financials: see report emailed to Board on 8/10/2026.

Operating Expenditures in July 2026: \$ 14,425.96

Reserve Expenditures in July 2026: \$ 8,675.06 – Electrical updating/repairs

Total: \$ 23,101.02

We are receiving 3.25% interest from Flourish –

Operating Flourish interest earned in July - \$ 359

Reserve Flourish interest earned in July - \$ 863

Total Assets as of July 31, 2026: **\$ 446,314.79**

Thank you, Board, for reviewing the Financials.

Sandy Kaye made a Motion: I move that the Board approve the July 2026 Financials.

Colleen Donimari seconded. It was approved unanimously.

Thank you,

Cheri Gries – Treasurer

Hillcrest Improvement Association

Old Business

Water Usage, Expense and Management

Ted said that the water management spreadsheet showed a 30% below average use. He stated that Impact had dialed back the usage too much and plants were suffering. He doesn't believe permanent damage has been done and Impact will review the water usage once again.

Architectural Guidelines

Sandy Kaye read a portion of an email written by Elizabeth d'Huart addressing the definition of style as it pertains to Hillcrest. Please read it in its entirety as Addendum I. Ted said that Elizabeth was spot on in her assessment. The Guidelines will be revised and discussed next month. Vicki Greenfield asked for clarification as what number/numbers Hillcrest is, III or IV, both? That will be investigated.

New Business

Street Report

John Bosch gave a quick review of his meeting with the City of Phoenix about the possibility of having our private streets become public. He met with the City on July 20th. There are 6 separate criteria that must be met. We do not meet the 3 primary criteria. They need 33 foot streets, we are 26 or 27 feet wide. The cul de sac streets are also too narrow.

The third is that street construction does meet the city and state's requirements in thickness.

The sidewalks are also an issue. They must be on both sides of the streets.

His report is Addendum II.

Please read it. He is also waiting on a response from the City as to whether they will do, at the City's cost,

a complete assessment of our streets by City engineers.

Code of Conduct

There was much discussion on this topic. What is it? Why do we need it? Where did this topic come from? What does it represent? Would having a code in place help to pre-empt poor behavior, etc.?

There was general agreement that the values of fiduciary responsibilities, including care and loyalty, professional conduct, respect, communication in conducting Association business are all valuable, as is common sense. There was general agreement that the Board should not have to sign any documents for this.

Mulcahy Law Firm has information on its website for a Code of Conduct.

It was said our Association is a business that is managed by the Directors and that affects our quality of life and our property values and therefore our finances.

It was left with this. The Board will have a Code of Conduct to present in the new Board packet each Director will receive when elected to set expectations of conduct. It was also noted that this code can be a two-way street for both members and Directors. Respect and communication are important. Sandy Kaye suggested that if there is an issue with a Director that you contact the President and if the President is the problem, contact the Vice President.

Island Lighting Survey Committee Report

Jayne Weagle said that her committee (Mark Donimari, Tom Mirasola, Nancy Kroening, Mike Farrell, and Dave Hendrickson) met and drafted a survey.

Sandy Kaye apologized for not sending it to the Board prior to the meeting.

Jayne read the survey instead. It reads:

Cul de Sac Lighting Survey

Do you want a committee set up by the Board to research different lighting options and costs for our islands? This information would be presented to all Hillcrest residents for a vote.

Please respond and turn this survey into the Board mailbox at the west side of the south park by DATE.

Lot # _____

_____ Yes, more info needed

_____ No, new lighting is not needed

A discussion ensued about lighting. There was a question as to whether our insurance requires lighting for safety or other reasons. Dave repeated the history of the lighting project.

It was decided that contacting the insurance company about our policy is the first step and then we would proceed. Rather than waiting for that information, **Sandy Kaye made a motion If there is no problem from the insurance company, we will go ahead with the survey.**

Colleen seconded. It passed unanimously.

Committee Reports:

Architecture report: Ted Gates

Architecture Chair Report

There was one Change Request approved this month:

- Donna Cornell at 2 E Calavar requested and received approval for the redesign and construction of her front entry from the entrance gate to the front door.

There was one other action which involved a new neighbor looking to raise the height of the shared wall between properties without HIA approval. The homeowner acknowledged the process error and will both coordinate with their neighbors and seek HIA approval before executing the work.

Membership report: Colleen Donimari

Data Current, As Of: 8/11/2026

Last HOA meeting: 7/14/2026

Home Sales Closed Since Last Meeting: 0

Homes In Escrow: 0

Homes for Sale: 3

- 6 East Piping Rock Road

- 32 E Piping Rock Road

- 13827 N Medinan Dr

Rentals: 3

- 3 East Piping Rock Road

- 14029 North Medinan Drive

- 134 E Tam O'Shanter Dr

Vacant properties: 0

Properties with under age 55 occupants: 1 (17 allowed):

- 109 East Tam O'Shanter Drive

Homes Sales in 2026: 1

Hospitality/Social report: Sandy Matchette, absent, read by Sandy Kaye

Pool Pavilion reserved August 30, 2026 and October 3, 2026

Community Gatherings on our Calendar for the remainder of this year.

Oktoberfest	Saturday, October 10th
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La Posada	Sunday, December 6th
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Cookie Exchange	Friday, Happy Hour December 11th.
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Art Fair	Saturday, December 12th
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Infrastructure: Dave Hendrickson

HILLCREST IMPROVEMENT ASSOCIATION

INFRASTRUCTURE REPORT AUGUST 11, 2026

Pool:

Our pool continues to receive quality care from our vendor and from our pool testers, Barbara, Vicki, and Clay.

Our new salt cell has been working sporadically of late. The pool vendor has tried resetting the unit and power control center to no avail. As a result, the vendor has submitted a warranty request. At this time, we are waiting for a response, and the vendor is adding liquid and chlorine tablets to maintain the pool's chlorine levels.

New pool handrail covers have been installed on all 7 handrails. The covers are removed during winter months to extend their use.

Electrical repairs:

The two contracts for electrical repairs in the north park, south park, main entrance, east Boca island, and west Boca island have been completed (see below).

Recently, a photocell in the north park that controls some of the lamp posts stopped working. The photocell was replaced. Thanks go out to Anne Compton and Mark Hellan for bringing this issue to my attention.

Reserve Fund Oversight Committee:

The committee met on July 31st to review completed electrical repair work, discuss future masonry wall and pool gate/fencing painting contracts, status of the Reserve Fund Study, and future needs for street maintenance. The following is a summary of the items discussed:

- The Committee agreed that all the electrical repairs were completed in a professional manner and to our satisfaction with one minor exception, as follows.
- The Committee expressed some misgivings about the overall size of the new electrical equipment support structure on the east Boca island. While the height of the structure meets the requirements of APS and the electrical code, the width could have been reduced a little. To mitigate this, some sort of bush or vine can be planted to lessen the visual appearance of the support.
- Painting of our south park and entrance masonry walls will begin on October 19th. Prior to the start of the work, the ornamental orange trees in the South Park need to be trimmed away from the walls to provide access for the painters. Additionally, shrubbery in the entrance and at the west Boca island will need to be trimmed to provide access for the painters. The Committee will work with our Landscape Chair on this to ensure the painters will have access.
- Painting of our east and west pool gates/fences will begin on November 2nd. There should be no disruption to our members wanting to use the pool or pavilion.
- As of the Committee meeting, the Committee was waiting for a response from ARS, developer of the Reserve Fund Study, on questions concerning scheduling changes to the Study. A few Committee members spoke with ARS the next week, as described below.
- The Committee had a general discussion about the needs of our future street maintenance. In accordance with our recent history of crack sealing every 2 years and seal coating every 4 years, we are projected to do this work in 2027. The Committee discussed this, and various options concerning this work, including doing what we have been doing or applying a different finish that might last longer and save costs in the long run. The Committee will further investigate all options and report to the Board at a later date, probably at the end of 2026 or early 2027.

- A brief discussion was held concerning retaining ARS to do a Level II Reserve Fund Study in 2027 to include a renewed asphalt analysis and a review of our infrastructure needs. Again, this issue will be considered more fully by the Committee later this year.

Subsequent to the Committee's July 31st meeting, on August 5th, a few Committee members spoke with Tom Thompson of ARS. Based on the discussion, Mr. Thompson will generate a draft updated Reserve Fund Study for the Committee by August 19th, well in time for the Committee to review before the next Committee meeting scheduled for August 28th. After that meeting, the Committee expects to be able to send a revised draft Reserve Fund Study to the Board and the community well before the Board's September 2026 meeting.

Thanks:

Continued thanks go out to our lamplighters, Steve Hayes and Kenny Roynestad, for keeping our parks and entrances lit up. Thanks guys!

Mike Farrell said that the working draft of the Reserve Fund Study will be ready for our September meeting and that the final draft should be available in October. This gives the Board sufficient time to determine the assessment dollar amount for 2027. They are working with Advanced Reserve Solutions who did our original survey.

Secretary's note: The above report contains more detail than was presented at the meeting. It is included here as Dave wrote and submitted the report to give our members as much information as possible.

Landscaping: Ted Gates

Landscape Chair Report

The watering times and durations were adjusted at the end of last month and we are getting feedback that there are plants now struggling or dying on the community property. I have informed Impact who will assess the run times and make further adjustments.

Impact continues to be responsive regarding the repair of broken heads and community members should continue identifying these issues directly to me.

The Landscape Chair would like to discuss how to proceed with Cul De Sac representatives who can provide immediate feedback on the landscape.

A plan will be brought forward for the restoration of the West Piping Rock island with a target October execution after the heat breaks.

There was discussion on the grass at the South Park and the ornamental orange trees, both in rough shape. Soil issues were raised as a possible problem. White clover was suggested as a green substitute for grass. A suggestion was made to make more of the area stone.

Outreach: Dick Krause

Nothing to report

Next Meeting: September 8, 2026

**Motion to Adjourn: Randy Parker motioned to adjourn. Dick Krause seconded.
The meeting adjourned at 7:30 p.m.**

Addendum 1

To the members of the Hillcrest Architectural Committee, with sincere appreciation for their hard work, and to the HIA board members and Hillcrest home owners, the following is an expression of some of the comments and concerns of many of our residents, especially as regards the characterization of Hillcrest III as "mid century modern".

Many of our residents do not understand all of the design variables that this descriptive phrase covers. This is not surprising, since searching "what is the architectural definition of mid century modern as it applies to residential architectural style" produces photos and descriptions of other "Haverhoods" that bear very little or no resemblance whatsoever to ours, since they display a typical Palm Springs look, whereas a quick stroll around our neighborhood confirms the website "Modern Phoenix" observation that Hillcrest III was "constructed around 1969, during a period when the firm's style was shifting from strictly mid-century modern to "post-modern revival" or 'Mediterranean Influenced Aesthetic'".

This emphasis is crucial, as this distinction should allow Hillcrest III residents to maintain, replace, and even add those Mediterranean design elements when seeking approval of any exterior work to be done if we are indeed to "safeguard Hillcrest's architectural integrity", as stressed in the guidelines. (Note: the website "Modern Phoenix" by Alison King is known to be the world's go-to source for information about mid-century architecture and design in Central Arizona. She has been honored for her work by the National Trust for Historic Preservation; and has published several books and other publications on this subject, including a Ralph Haver biography, Ralph being the most famous member of the firm Haver Nunn and Jensen, the architects employed by Hillcrest III developer Dell Traylor).

Further research offers other like descriptions of our community from this and other sources: "Unlike the low-slung gables of earlier Haver designs, these units incorporate arched doorways and Mediterranean details"; and "The townhomes emphasize an emerging verticality through sharp, angled rooflines and multi-level home- style structures that contrast with the typical horizontal sprawl of Phoenix, providing a distinct, taller architectural presence in Moon Valley" ; also this: "... often featuring French or Spanish Mediterranean details". There are many other online references to Traylor's break-away designs and details of specific architectural elements that were incorporated in Hillcrest III. To preserve Traylor's original design vision for our homes, it would seem prudent to detail these original Mediterranean elements in our guidelines to include features such as arched doorways, decorative ironwork, ceramic tile trim, red tile roof overhangs, etc. so as to avoid any misinterpretation or confusion as to our Hillcrest III history and original design ethos so that any "mid century modern" or "modern design aesthetic" reference allows for our expanded understanding of those terms when used as a basis for our design criteria; also

in those instances where the word "original" might be confused in meaning with the word "current", since many homes have already been stripped of their original features and decoration.

In addition, as regards our style history, a new version of the contents of the official HIA website page "Hillcrest Architectural History", which lists "Minimal Ornamentation" as a feature, should be corrected to more accurately reflect what we understand to be true of all of the original decorative details of Hillcrest III houses.

In conclusion, I would suggest that the Hillcrest III would best be described in the Guidelines as "Post Modern and Contemporary Mediterranean" which allows for both.

Del Trailor's original vision and build out as well as reflecting the evolving design ethos as residents impacts their homes to reflect a more minimalist and contemporary look.

Addendum II

Report from John Bosch on Streets

I met with the City of Phoenix on Tuesday afternoon July 21.

At the meeting was

Ginger Spencer- Assistant City Manager

Briiana Velez- Director, Street transportation

Matthew Wilson- Assistant Director, Street transportation

We had a very cordial meeting. I explained Hillcrest and our community. Briiana and her team did their homework and had an understanding of Hillcrest. Unfortunately, the city cannot take care of our streets.

Below is Briiana's email to me after our meeting explaining the criteria that must be met. There are 6 separate criteria that must be met. We do not meet the 3 primary criteria. They need 33 foot streets, we are 26 or 27 feet wide. The cul de sac streets are also too narrow. The third is that street construction does meet the city and state's requirements in thickness. They are listed below. The sidewalks are also an issue. They must be on both sides of the streets. I asked around about the 2 parks. They said no. It must be in front of each house and both sides of the street. The funny thing is, we always heard that the north gate had to be opened. The city said it was not an issue.

Briiana also offered to have the city at their cost to do a complete evaluation of streets and the condition. She would have her engineers or the engineering firm they use. She has to get it approved. This would be a cost free evaluation for Hillcrest. If she can get it approved, it would be great for us to get this information. We can use it and see how it compares to other reports we have had done in the past few years. That is a Board decision. I will let the Board know when I hear back from Briiana.

There is also a City of Phoenix document listing these requirements from 2015 attached.

Sorry I do not have better news

The pre-application will be reviewed by City staff. The City's pre-application review involves a pass/fail test of the Zoning Ordinance, Section 608, Paragraph H.1.a. The six separate criteria are applied to the streets that would be dedicated to the City:

1. The street is not designated as a collector or major street.
2. There are no restrictions to public access to the street.
3. Pavement width shall be 33.16 feet from back of curb to back of curb.

4. Pavement thickness and design shall be in accordance with Maricopa Association of Government Standards (M.A.G. Standards).
5. All terminations shall contain 40 foot radius right-of-way (cul-de-sacs).
6. The street was constructed prior to March 19, 1986.

Generally, all six criteria must be met in order for a private street to be dedicated to the City. If criterion #6 is not met, the City may elect to proceed with the dedication process if it is determined to be in the best interest of the City.