



**Draft Copy**  
**561st Minutes of the**  
**Hillcrest Improvement**  
**Association**  
**Board of Directors**  
**January 13, 2026- 6 p.m.**  
**(Zoom)**

**Board Members Present:**

President, Steve Larson; VP/Architecture Chairperson, Mike Yore; Treasurer, Cheri Gries; Secretary, Sandy Kaye; Membership Chairperson, Jeremy Grimm; Infrastructure Chairperson, Dave Hendrickson; Landscape Chairperson, Judith Levin; Hospitality, Sandy Matchette

**Joining from the Community:** Anne Compton, Randy Parker, Jon Fountain, Jayne Weagle, Kenny Roynestad, Wendy Sticht, Thomas Mirasola, Ted and Catherine Gates, Rob Harman, Leslie Cadby

**Steve Larson called the meeting to order at 6:01p.m.**

**President's Report**

Steve recognized that we had a quorum of the Board Directors.

Steve 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.

Steve gave a short update from the Mulcahy Law Firm podcast.

1. It is not okay to hold an annual meeting via mail. Beth Mulcahy said most meetings now are in the Zoom format. Steve said he is glad we are able to hold ours in person.
2. As for policy changes, if the new policy conflicts with an existing rule, it cannot be added but must be changed in the CC&R's as a formal revision.

**Call to Public**

Sandy Kaye read an announcement from Troy Theall that 6 E. Piping Rock would be having an open house from 10-1, on Saturday, January 17<sup>th</sup>.

**Secretary's Report**

**Sandy Kaye made a motion to approve the minutes from the December Board of Directors' meeting. Steve seconded. It was approved unanimously.**

**Treasurer's Report – Cheri Gries**  
**December 2025 Treasurer's Report**  
1/13/2026 Meeting

The 2026 Assessments checks have been rolling in. As of January 12, I deposited 86 checks - 31 more payments needed. The assessments will be delinquent after January 31. Thank you for your timely payment.

Good news, our insurance (CAU) sent us an audit refund check for \$84. Our new total is \$ 9,603, \$ 862 less than we paid last year.

In December I met with a bookkeeper who does some work for an HOA in our neighborhood. She suggested a couple of software options to use moving forward to simplify the duties of Treasurer. She also proposed taking over some of the Treasurer's activities for a cost per month. I am experimenting with one of the programs and will go over the cost of using it in our next meeting. We've added the expense of \$400/month to our 2026 budget. There are a few options moving into 2026. Overall we are in great shape financially. It would be nice to have a volunteer to help with some of the Treasurer's responsibilities. I personally feel that we won't need to hire a bookkeeper if two people in our community work together. Good news that someone in the community has volunteered to help.

**At the end of 2025 we have a surplus of \$29,087.13 in our Operating accounts.**

December Financials: see report emailed on 1/12/2026.

**Total Expenditures for December 2025: \$ 7,182.40**

Largest expenses:

**We are now receiving 3.25% interest from Flourish –**

Operating Flourish interest earned on 12/02/25 - \$ 103.38

Reserve Flourish interest earned on 12/02/25 - \$ 827.15

**Total Assets as of December 31, 2025: \$ 322,042.30**

Thank you, Board, for reviewing the Financials.

**Motion: Cheri moved that the Board approve the December 2025 Financials.**

**Sandy Matchette seconded. The motion passed unanimously.**

Thank you,

Cheri Gries – Treasurer

Hillcrest Improvement Association

- Water \$ 1,220 Last month - \$ 3,119
- Landscaping \$ 2,338. Last month - \$ 2,325
- Mulcahy \$ 709 Review CCRs
- APS \$ 832 Last month - \$ 933
- Pool \$ 425. Last month - \$ 449

## Old Business

The matter of the Town Hall to focus on the island lighting was discussed. We were to discuss height, power options and placement. Sandy Kaye suggested two dates but before that discussion took place, Steve asked

Kenny Roynestad for an update on the lighting vendor relationship. It seems after the lighting presentation, the vendor had an unpleasant phone conversation with one of our residents. The vendor told Kenny that he did not have a good feeling about doing business with us and didn't think he could work with us.

Kenny noted that the pricing under discussion had increased as well. Kenny said he drove home furious. Given that situation, **Mike Yore motioned that we table the lighting project for some time in the future. Steve seconded. It passed unanimously.** Steve mentioned that Beth Mulcahy said members talking to vendors rather than the Board is not a good idea. Sandy suggested we tell our vendors and contractors to please not speak to the members but only the Board representatives.

Sandy Kaye updated on the upcoming election and Annual Meeting, February 14th. One ballot per household. The ballot is anonymous.

The ballot will be checked off against a list of the randomly generated cities. to be mailed at the end of the week. Ellen Kirschbaum and her committee will be stuffing envelopes with the letter, ballot and biographies. They will be ready at the end of the week.

Thomas Mirasola was thanked for his work on involving the City of Phoenix and Moon Valley Country Club in cleaning out the Canterbury Wash.

## New Business

**No new business**

## **Committee Reports:**

### **Architecture report: Mike Yore**

#### **ARCHITECTURAL REPORT January 13, 2026**

There were six requests for architectural approval since the last board meeting.

- Mike and Karen Yore asked to replace their old front door with a dark brown Anderson door with side windows. It was approved.
- Alden Carbine asked to extend his patio 300 feet under an existing roof. It was approved.
- Troy Theall asked to remove old blue siding from the home he is remodeling. He also asked to paint the roof tiles black and to add a new mailbox. Everything will be painted the appropriate white color. Also, he asked to refresh the rock exposure on the front of the home. All requests were approved.
- Mike Larocca asked to remove an iron window in the front of the home, patch the holes, and then paint with the appropriate white color. Also, he asked to add black 4 x 4 tiles between the top and bottom window, similar to his neighbor's home. All requests were approved.
- Jeremy and Kelly Grimm asked to replace a dying cactus in front of their home and replace it with a transplanted cactus. It was approved.
- Dave and Francy Hendrickson asked to work on their driveway and side landscaping in February. They would like to remove concrete and freshen the landscaping rocks. It was approved.

Dave said the gravel was available for removing right now but be advised that the new landscaping would not be done until mid-end of February.

### **Membership report: Jeremy Grimm**

**Data Current, As Of:** 1/13/2026

**Last HOA meeting:** 12/09/2025

### **Home Sales Closed Since Last Meeting: 2**

- 43 East Boca Raton Road
- 110 East Piping Rock Road

### **Homes In Escrow: 0**

### **Homes for Sale: 0**

### **Rentals: 2**

- 3 East Piping Rock Road

- 14029 North Medinan Drive

**Vacant properties:** 0

**Properties with under age 55 occupants:** 3 (17 allowed):

- 136 East Boca Raton Road
- 9 East Calavar Road
- 109 East Tam Oshanter Drive

**Homes Sales in 2025:** 17

- 144 East Boca Raton Road (2/12/2025)
- 19 East Boca Raton Road (3/11/2025)
- 26 East Boca Raton Road (3/25/2025)
- 20 East Boca Raton Road (3/27/2025)
- 145 East Boca Raton Road (4/17/2025)
- 120 East Calavar Road (4/23/2025)
- 115 East Piping Rock Road (5/13/2025)
- 39 East Tam Oshanter Drive (6/3/2025)
- 19 East Boca Raton Road (6/24/2025)
- 38 East Calavar Road (8/12/2025)
- 34 East Boca Raton Road (8/19/2025)
- 110 East Boca Raton Road (8/25/2025)
- 6 East Piping Rock Road (10/16/2025)
- 136 East Boca Raton Road (10/30/2025)
- 113 East Boca Raton Road (11/21/2025)
- 43 East Boca Raton Road (12/26/2025)
- 110 East Piping Rock Road (12/30/2025)

**Note 1)** Thanks to Karen Yore for her effort in providing digital copies of HIA meeting minutes since 2013. The meeting minutes are now in Google drive and searchable by future board members.

**Note 2)** Thanks to Cheri for dropping off the Age Compliance surveys as they show up.

**Note 3)** Age Compliance Survey update.

- To this point, 76 households have reported having occupants of 55 or older. This is 65%.
- To this point, 1 household has reported having occupants under 55. This is 1%.

- Altogether, we need 100 households to report having 55 or older occupants. We need another 24 homes (of 55+ occupants) to report for us to meet our CC&R threshold.
- CC&R reference to the survey (Article IV, Section 1.d):
 

Age Verification. The Board shall provide each Owner with an Age Verification Form every even numbered year. Each Owner shall be responsible for completing the form and returning it to the Board in a timely manner.
- Please send your MANDATORY survey in by 2/1/2026. It takes less than five minutes, and is required in order for our HOA to maintain its 55+ status.
- If you have ANY questions, please email 'membership.hia.13824@gmail.com' or call the Membership chair (Jeremy Grimm) at 402-871-9863. If you can't remember if you sent in a survey yet, feel free to ask me. Thanks!

**Hospitality/Social report: Sandy Matchette**

The Pool Pavilion is reserved for 1/17; 2/7; 2/14; and 3/28. February 7<sup>th</sup> is for the Art Fair. We have 5 artists and 2 crafters. The Art Fair runs from 1p.m- 4p.m. Refreshments will be served. Sandy M said that we normally serve lunch after the Annual Meeting. She would like to designate \$500 toward Jimmy John sandwiches, salad, dessert. She thanked Mark Hellan for helping to organize the closets and Judith Levin for taking down the Christmas decorations. Sandy M also sent bereavement condolences to the families of Eileen Lonsberry and Evelyn Stephens.

**Infrastructure:      Dave Hendrickson**

**HILLCREST IMPROVEMENT ASSOCIATION  
INFRASTRUCTURE REPORT  
JANUARY 13, 2026**

**Pool:**

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

The erosion caused by back-flushing the pool filter has been remediated by constructing a concrete pad where the water exits the back-flush piping. The eroded hole was first backfilled and compacted with suitable material, then a 4-foot by 5-foot concrete pad was placed over the area.

The damaged GFCI outlet in the bar was replaced. The outlet was damaged by a faulty HIA coffee pot.

**Vandal activity?**

Judith Levin notified me that the fence on the east entrance to the pool was missing a mounting screw, and as a result, a portion of the fence was unattached from a support post. Upon inspection of the fence, I discovered that two mounting screws had been completely removed and a third was almost completely removed. The removed mounting screws allowed the fence to be pushed inward such that a person may have been able to enter the pool grounds. With help from Kenny Roynestad, we installed new self-tapping sheet metal screws to secure the fence section to the post. Kenny and I do not believe the screws simply fell out of the mounting bracket. We will both monitor the fence/gate situation for further tampering.

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

## **Landscaping – Judith Levin**

December 2025 Landscape report

Received a bid from Broken Limb to remove Jacaranda tree and remove dead branches from the Ash tree in the South park for \$925 and they can do this work Feb 2,2026.

**Judith made a motion to accept this bid to remove the Jacaranda and the dead branches from the Ash. It passed unanimously.**

It was suggested to cap the bubbler watering device at the Jacaranda site. Judith said that could be done immediately

Grass is returning in the island on West Piping Rock Rd and will need to be removed. The water was reduced due to my request in this area. It appears something is pulling out and eating the Kurapia in the larger area. Impact was requested not to spray the grass since that is also killing the Kurapia. They offered to remove it for \$60/hour, roughly estimated 3 hour job. **Judith made a motion to for Impact to be paid \$60/hour for 3 hours to complete this grass removal. It passed unanimously.**

Impact has yet to be able to purchase the plants requested due to them allegedly not being available to purchase.

In response to a request from a resident, Impact was informed about trimming over grown plants and those covering sidewalks.

Bid from Saveatree re: trees in the North park that are not growing after 5 yrs. In conversation Roy the arborist reports that all the trees are not rooted well and he was able to move them when applying mild pressure. The correction is documented in the bid. Judith made a motion to spend \$6,578 to replant the existing 7 trees. The possibility of the trees being planted in their wooden boxes was raised. Jayne Weagle thought that was not likely.

Discussion followed as to would we be better off just planting new trees. There was no vote at this time in order to investigate this further

Molly and Kendra noted that there was too much water on the transplanted Mesquite. Zac from Impact was notified and requested to correct. Although it appears dead, when a branch was broken it was green inside. It was brought to my attention by Sandy M that water from the sprinkler was going into the shed. Impact was notified and I learned it was not the sprinkler but the bow which was running all the time. That was fixed 1-10-26 by Impact.

Kenny and Ed have offered to plant two additional Cork Oak trees; one in the north park and one in the south park. The one that was planted is growing strong in the North park.

Cheri, our treasurer, raised the issue of Impact sending invoices without specific detail as to where and what was work done. We were billed \$888 to fix the water issue. Cheri said she would send the Board copies of the bills.

**Next Meeting: February 10, 2026 Zoom**

**Motion to Adjourn: Mike Yore motioned to adjourn. Sandy Kaye seconded.  
The meeting adjourned at 6:57 p.m.**