



**Approved Copy
549th Minutes of the
Hillcrest Improvement
Association
Board of Directors
January 14, 2025- 6 pm
(Zoom)**

Board Members Present:

President, Judith Levin; VP/Architecture Chairperson, Steve Larson; Secretary, Sandy Kaye; Membership Chairperson, Jeremy Grimm; Grounds/Pool Chairperson, Dave Hendrickson; Outreach/Hospitality Chairperson, Sandy Matchette

Absent: Treasurer, Cheri Gries

Joining from the Community: Kendra York, Frank Lynott, Molly York, Elizabeth d'Huart, Barbara Frandsen, Anne Compton, Gordon Weagle, Stephen Hayes

President Judith Levin called the meeting to order at 6:03 p.m.

Public Forum:

Our Luminaria Chairs, Molly York and Kendra York, want to send an email to the community acknowledging and thanking their volunteers.

There will be a Memorial for Charlene Tatz on March 1st at the Pool Pavilion. Judith Levin and Betty Silva are hosting. It will be a potluck.

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Secretary's Report:

Motions: Sandy Kaye made a motion to approve the December 2024 Monthly Meeting Minutes. The December minutes were approved unanimously.

Treasurer's Report:

In Cheri Gries absence, Sandy Kaye read the Financial Report. **She made a motion to approve the December 2024 Financial Report.** It was approved unanimously.

December Financials: see reports emailed on 1/12/2025.

Thank you, Board, for reviewing the Financials.

Since the previous Board meeting on December 10, 2024:

Total Expenditures: \$ 20,475

Biggest Expenses:

Insurance \$ 10,048

Water \$ 3,723

Tree removal (west Tam Oshanter) \$ 2,767

TMC Landscaping \$ 1,998

APS \$ 863

2024 (YTD) interest from Flourish - \$ 12,423

Total Assets: **\$ 221,295**

Thank you.

Cheri Gries

Treasurer

Hillcrest Improvement Association

Old Business:

Nominating Committee:

We have a biography from Mike Yore who will run for the Board along with repeating Board members, Judith Levin and Sandy Matchette. They will be on the 2025 ballot.

Informal Coffee

We had 14 people attend. Judith recapped some issues that were discussed over coffee and doughnuts. They included:

- Expectations of taking care of property
- Maintenance of property
- Speeding and cutting corners
- Block Watch

A discussion of the CC&R's was held about how generic the rules are but how too specific rules can be detrimental to the sales of homes. Vague is difficult to enforce. Handling neglected property within the neighborhood was also discussed. Personal contact seemed the best solution. It is what we have been doing and will continue that course.

A variety of solutions to the speeding issue were discussed. These ranged from painting faux speed bump markings, to new signs, to actual speed bumps. None of these were satisfactory. This is a safety issue and a growing concern.

Block Watch was brought up as a result of the Moon Valley Association Meeting. Crime awareness and prevention was discussed. Crime has not increased in Moon Valley but has increased in surrounding areas. We may have a Block Watch representative give us a presentation.

New Business:

Redefining Board Positions

A motion was made to replace the existing board positions of Grounds/Pool chair to Landscape Chair and the separate Infrastructure Chair. Landscape would be responsible for trees, shrubs, grass, plants and sprinklers/watering. Infrastructure would be responsible for buildings, roads, electrical and the pool. The motion passed unanimously. Dave will write up the new Chair positions' descriptions.

A second motion was made to make Judith Levin Landscape Chair in addition to her position of President and Dave Hendrickson, Infrastructure Chair, effective immediately. That motion passed unanimously as well.

The position of Outreach/Hospitality and its definition was tabled.

A discussion of limiting our email list to just owners was held. A request had been made by a residents daughter to be included. There was general consensus that our email list needs to be limited to residents. Since we use a free Gmail account, we are limited to the number of emails that we can send out. If anyone other than a resident wants access to the Hillcrest emails, they need to go through the owner.

We do not allow garage sales at Hillcrest. Estate sales may occur after the house is sold and may last over a 2 day period. The Board should be notified of the upcoming sale at least 10 days prior.

The Annual Meeting date has been set for February 22 at 10:00 a.m. at the Pool Pavilion. Lunch will be served following the meeting.

Committee Reports

Architecture Report:

HIA Architectural Committee Report for January 14, 2025 meeting

There were two requests for approval of architectural/property changes submitted between the December board meeting and this meeting.

Gloria Cuadraz and Judith Levin submitted a request to paint the trim on the front of their home black.

The changes in this request fall within the rules in the CC&Rs and meet the suitability requirements mentioned therein. Examples of black trim paint can be found in a number of homes in the community.

Anne Compton submitted a request to replace an existing Crape Myrtle tree in her yard with a large Chinese Elm tree. This 36" box tree is a large tree and blends in with the other mature trees in her yard and in the community. While not required by the CC&Rs, we always appreciate the replacement of a tree when taking a tree out. This work has already been completed.

All of these requests were approved without modifications.

Membership Report:

Data Current As Of: 1/14/2025

Last HOA meeting: 12/10/2024

Home Sales Closed Since Last Meeting: 1

- 2 East Tam Oshanter Drive

Homes In Escrow: 1

- 144 East Boca Raton Road

Homes for Sale: 2

- 26 East Tam Oshanter Drive

- 145 East Boca Raton Road

Rentals: 2

- 3 East Piping Rock Road

- 14029 North Medinan Drive

Vacant properties: 1

- 120 East Calavar Road

Properties with under age 55 occupants: 2 (17 allowed):

- 9 E Calavar Road

- 109 E Tam Oshanter Drive

Grounds/Pool Report

Pool report:

Our pool continues to receive excellent service from High Priority Pools. With air and water temperatures cooling down, we are using less additional chlorine tablets and liquid chlorine shock.

Continued thanks go out to our daily pool testers Barbara, Clay, and Vicki.

Piping Rock pine tree:

The diseased pine tree on the west end of Piping Rock has been removed. Stump grinding was also completed. To replace the pine tree, I ask the Landscape Advisory Committee to look into types of trees that will meet our needs and provide the Board with suggestions and costs.

Common area tree maintenance:

Based on quotes received, the Board selected Broken Limb to trim our common area trees. This work will begin on January 30th or 31st and will continue into the following week.

Pavilion heaters:

With the cooler weather now upon us, the pavilion heaters are being used more often. I need to keep a closer eye on the gas in the propane tanks so we always have the heaters available for use. This week I will check and refill the tanks as needed. Also, if someone wants to light the heaters and has never done so before, lighting instructions are printed on the heater. But, it is VERY important that the correct valve on the propane tank is turned on to light the heater. There are two valves on the propane tank. To light the heater, the ONLY valve that should be turned on is the valve on the TOP OF THE TANK. DO NOT loosen the valve that has a hose connected to it. Loosening that valve when the top valve is turned on and the heater is burning allows propane gas to escape and will cause an explosion like we saw at La Posada. It was a minor explosion, but it did scare several people sitting nearby and could have possibly been much more serious.

Island solar lights:

Ed Jeter and Steve Hayes have suggested a type of lighting that might work best for our islands. Further research is being done on this matter and will be reported on at a later date.

Lamplighters:

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

Outreach/Hospitality Social Report:

The Pavilion has been reserved on the following dates: 1/18; 2/22; 3/1; 3/22; 4/20

Landscape advisory committee:

We reviewed TMC contract and added an addendum to discuss with them and we discussed the list of plants to be planted where flags are and replacing the Pine tree with another tree.

Addendum to Minutes:

LAC meeting 12-3-24

Present: Judith, Elizabeth, Vicki, Kenny, Molly, Kendra

Absent: Kate

Reviewed the TMC contract and added addendums to share with TMC when reviewing the contract (see attached)

Discussed ideas to include the community such SACK watch: assigning someone to each cul de sac to oversee maintenance.

Chitapla and Desert Willow recommended to replace pine that was removed from Piping Rock Road

Kenny will talk to Paul re: tree trimming. Members were opposed to crowning such as was seen on Eucalyptus on Canterbury as an example.

Judith and Kenny met with TMC (Chantry owner) 1-22-25 to discuss the contract and the addendum LAC added for consideration. He informed us that TMC will be transferring ownership Feb 28, 2025 to Impact Systems and he would still be point of contact til Mid-summer and Owners Kevin Bair and Zach will be providing us with a similar contract as we had last year with TMC for the same price for 2025. He was agreeable to the addendums we discussed with him and agreed to give us another bid on the plants for the flagged aread and would expect to begin planting March 1st, 2025.

Notice of Next Meeting: February 11, 2025 at 6:00 p.m. on Zoom

Adjourn: A motion was made and carried by unanimous consent to adjourn the meeting at 7:05 p.m.

Respectfully submitted by Sandy Kaye, HIA Secretary

Addendum to the Minutes

A vote was held via email for the tree trimming vendor previously discussed at the meeting. The vote was unanimous for Broken Limb. Dave will schedule the work.